

# Local Market Update – March 2026

A Research Tool Provided by the Charleston Trident Association of REALTORS®



## Charleston County

County: CHS

### Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	833	<b>829</b>	- 0.5%	2,142	<b>2,200</b>	+ 2.7%
Closed Sales	510	<b>520</b>	+ 2.0%	1,239	<b>1,226</b>	- 1.0%
Median Sales Price*	\$727,500	<b>\$750,000</b>	+ 3.1%	\$704,415	<b>\$735,000</b>	+ 4.3%
Average Sales Price*	\$1,035,237	<b>\$1,174,969</b>	+ 13.5%	\$1,024,860	<b>\$1,150,783</b>	+ 12.3%
Percent of Original List Price Received*	96.1%	<b>95.4%</b>	- 0.7%	96.0%	<b>95.1%</b>	- 0.9%
Days on Market Until Sale	47	<b>51</b>	+ 8.5%	48	<b>54</b>	+ 12.5%
Inventory of Homes for Sale	1,366	<b>1,403</b>	+ 2.7%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

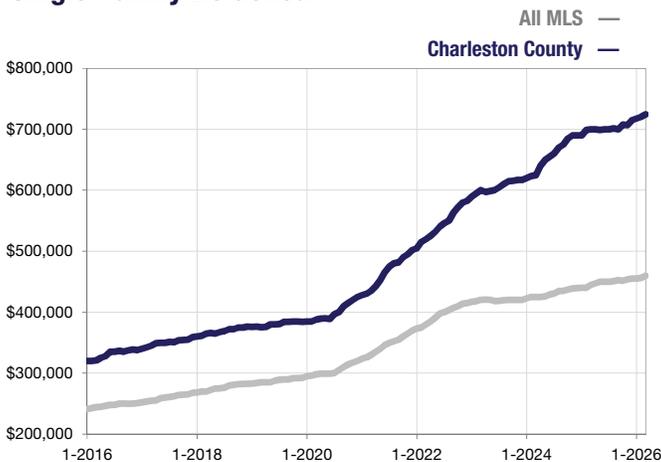
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	254	<b>324</b>	+ 27.6%	736	<b>804</b>	+ 9.2%
Closed Sales	169	<b>170</b>	+ 0.6%	387	<b>411</b>	+ 6.2%
Median Sales Price*	\$425,000	<b>\$480,000</b>	+ 12.9%	\$425,000	<b>\$440,000</b>	+ 3.5%
Average Sales Price*	\$639,053	<b>\$585,731</b>	- 8.3%	\$610,412	<b>\$602,516</b>	- 1.3%
Percent of Original List Price Received*	96.5%	<b>96.6%</b>	+ 0.1%	96.5%	<b>95.5%</b>	- 1.0%
Days on Market Until Sale	49	<b>44</b>	- 10.2%	51	<b>60</b>	+ 17.6%
Inventory of Homes for Sale	544	<b>564</b>	+ 3.7%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

