

Local Market Update – June 2025

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	650	684	+ 5.2%	3,968	4,473	+ 12.7%
Closed Sales	518	512	- 1.2%	2,692	2,824	+ 4.9%
Median Sales Price*	\$705,000	\$750,000	+ 6.4%	\$680,000	\$700,000	+ 2.9%
Average Sales Price*	\$977,838	\$991,081	+ 1.4%	\$964,906	\$1,024,204	+ 6.1%
Percent of Original List Price Received*	97.2%	96.2%	- 1.0%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	25	34	+ 36.0%	30	41	+ 36.7%
Inventory of Homes for Sale	1,157	1,491	+ 28.9%	--	--	--

* 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.

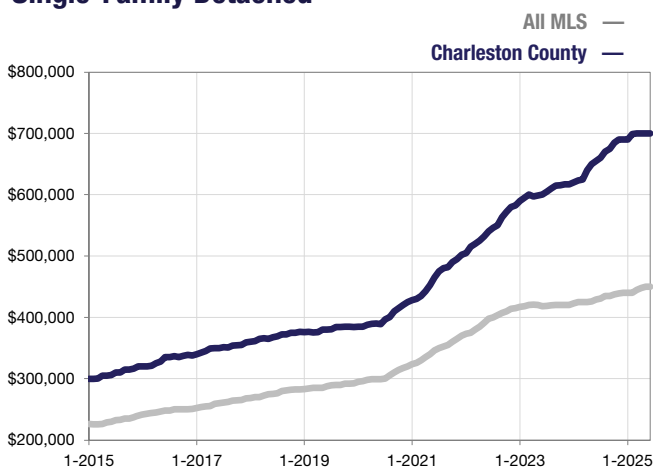
Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	204	234	+ 14.7%	1,365	1,497	+ 9.7%
Closed Sales	157	155	- 1.3%	924	940	+ 1.7%
Median Sales Price*	\$430,000	\$428,000	- 0.5%	\$427,500	\$428,500	+ 0.2%
Average Sales Price*	\$670,959	\$564,241	- 15.9%	\$625,668	\$584,566	- 6.6%
Percent of Original List Price Received*	97.1%	95.6%	- 1.5%	96.9%	96.4%	- 0.5%
Days on Market Until Sale	31	40	+ 29.0%	33	47	+ 42.4%
Inventory of Homes for Sale	427	553	+ 29.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

