

# Charleston Real Estate Market Stats

April 2025



# Local Market Update – March 2025

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



## Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	29	34	+ 17.2%	80	93	+ 16.3%
Closed Sales	16	14	- 12.5%	40	34	- 15.0%
Median Sales Price*	\$1,510,250	\$1,450,000	- 4.0%	\$1,397,500	\$1,737,500	+ 24.3%
Average Sales Price*	\$1,876,653	\$2,510,893	+ 33.8%	\$1,651,536	\$2,850,338	+ 72.6%
Percent of Original List Price Received*	97.5%	92.9%	- 4.7%	95.5%	92.6%	- 3.0%
Days on Market Until Sale	38	59	+ 55.3%	43	63	+ 46.5%
Inventory of Homes for Sale	58	64	+ 10.3%	--	--	--

\* 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.

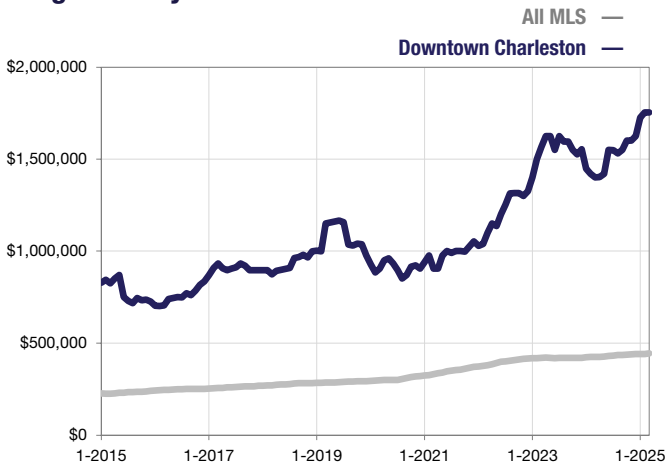
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	33	29	- 12.1%	98	83	- 15.3%
Closed Sales	21	16	- 23.8%	48	48	0.0%
Median Sales Price*	\$1,050,000	\$1,047,500	- 0.2%	\$889,500	\$944,500	+ 6.2%
Average Sales Price*	\$1,080,095	\$1,455,224	+ 34.7%	\$1,117,821	\$1,112,114	- 0.5%
Percent of Original List Price Received*	97.6%	91.8%	- 5.9%	95.9%	93.2%	- 2.8%
Days on Market Until Sale	26	81	+ 211.5%	44	82	+ 86.4%
Inventory of Homes for Sale	93	69	- 25.8%	--	--	--

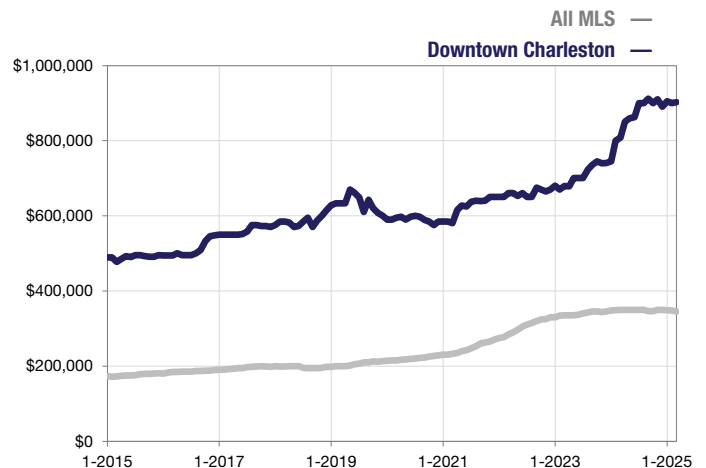
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Key Metrics</b>						
New Listings	20	<b>24</b>	+ 20.0%	55	<b>68</b>	+ 23.6%
Closed Sales	11	<b>10</b>	- 9.1%	27	<b>34</b>	+ 25.9%
Median Sales Price*	\$1,200,000	<b>\$747,500</b>	- 37.7%	\$850,000	<b>\$979,500</b>	+ 15.2%
Average Sales Price*	\$1,177,000	<b>\$797,125</b>	- 32.3%	\$969,478	<b>\$1,021,094</b>	+ 5.3%
Percent of Original List Price Received*	96.2%	<b>94.8%</b>	- 1.5%	95.5%	<b>96.1%</b>	+ 0.6%
Days on Market Until Sale	28	<b>25</b>	- 10.7%	62	<b>36</b>	- 41.9%
Inventory of Homes for Sale	34	<b>44</b>	+ 29.4%	--	--	--

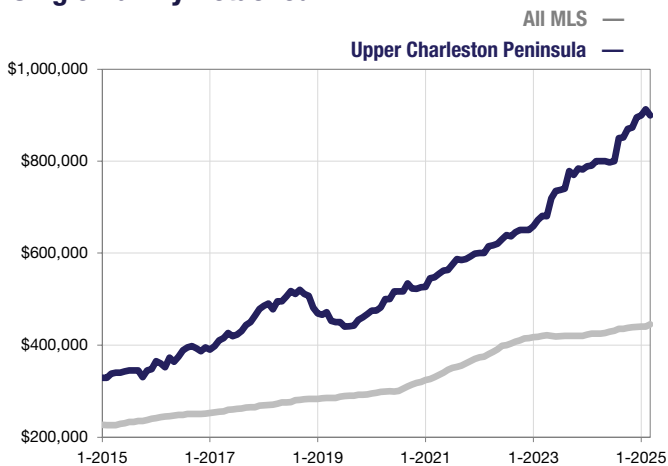
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Townhouse-Condo Attached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Key Metrics</b>						
New Listings	3	<b>3</b>	0.0%	6	<b>9</b>	+ 50.0%
Closed Sales	0	<b>3</b>	--	2	<b>7</b>	+ 250.0%
Median Sales Price*	\$0	<b>\$429,500</b>	--	\$638,500	<b>\$429,500</b>	- 32.7%
Average Sales Price*	\$0	<b>\$546,500</b>	--	\$638,500	<b>\$532,250</b>	- 16.6%
Percent of Original List Price Received*	0.0%	<b>97.4%</b>	--	93.9%	<b>94.5%</b>	+ 0.6%
Days on Market Until Sale	0	<b>10</b>	--	80	<b>15</b>	- 81.3%
Inventory of Homes for Sale	4	<b>2</b>	- 50.0%	--	--	--

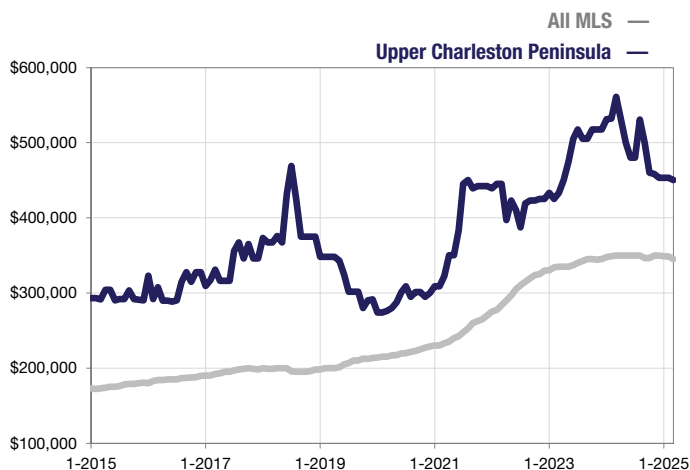
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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



## Lower Mount Pleasant

Area 42

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	81	82	+ 1.2%	196	234	+ 19.4%
Closed Sales	45	57	+ 26.7%	126	154	+ 22.2%
Median Sales Price*	\$1,040,000	\$1,295,000	+ 24.5%	\$955,000	\$1,158,500	+ 21.3%
Average Sales Price*	\$1,199,998	\$1,684,165	+ 40.3%	\$1,276,563	\$1,506,027	+ 18.0%
Percent of Original List Price Received*	96.3%	96.1%	- 0.2%	96.2%	95.1%	- 1.1%
Days on Market Until Sale	30	35	+ 16.7%	26	43	+ 65.4%
Inventory of Homes for Sale	77	118	+ 53.2%	--	--	--

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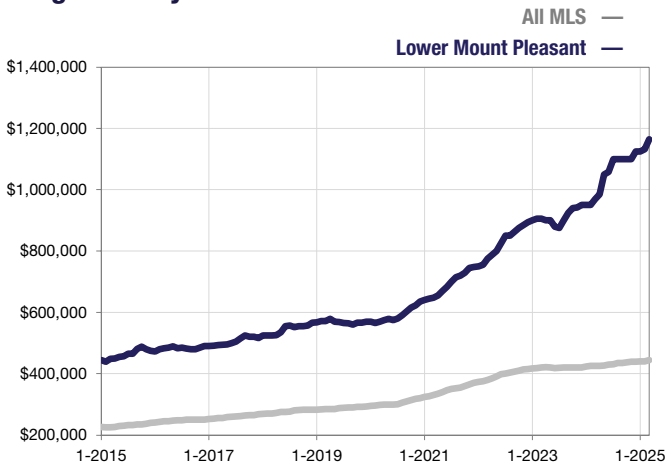
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	26	34	+ 30.8%	86	106	+ 23.3%
Closed Sales	27	23	- 14.8%	67	56	- 16.4%
Median Sales Price*	\$405,000	\$650,000	+ 60.5%	\$470,000	\$518,750	+ 10.4%
Average Sales Price*	\$534,652	\$730,952	+ 36.7%	\$609,284	\$715,891	+ 17.5%
Percent of Original List Price Received*	97.3%	96.7%	- 0.6%	97.4%	96.4%	- 1.0%
Days on Market Until Sale	18	48	+ 166.7%	16	41	+ 156.3%
Inventory of Homes for Sale	23	66	+ 187.0%	--	--	--

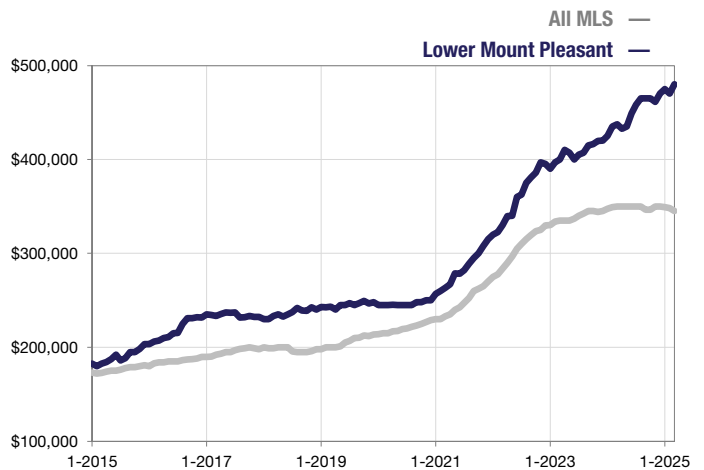
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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## Upper Mount Pleasant

Area 41

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	96	<b>118</b>	+ 22.9%	264	<b>293</b>	+ 11.0%
Closed Sales	54	<b>96</b>	+ 77.8%	151	<b>186</b>	+ 23.2%
Median Sales Price*	\$985,000	<b>\$1,062,500</b>	+ 7.9%	\$999,900	<b>\$1,025,278</b>	+ 2.5%
Average Sales Price*	\$1,129,591	<b>\$1,162,346</b>	+ 2.9%	\$1,137,302	<b>\$1,162,419</b>	+ 2.2%
Percent of Original List Price Received*	97.8%	<b>98.7%</b>	+ 0.9%	97.5%	<b>98.0%</b>	+ 0.5%
Days on Market Until Sale	17	<b>47</b>	+ 176.5%	29	<b>54</b>	+ 86.2%
Inventory of Homes for Sale	114	<b>151</b>	+ 32.5%	--	--	--

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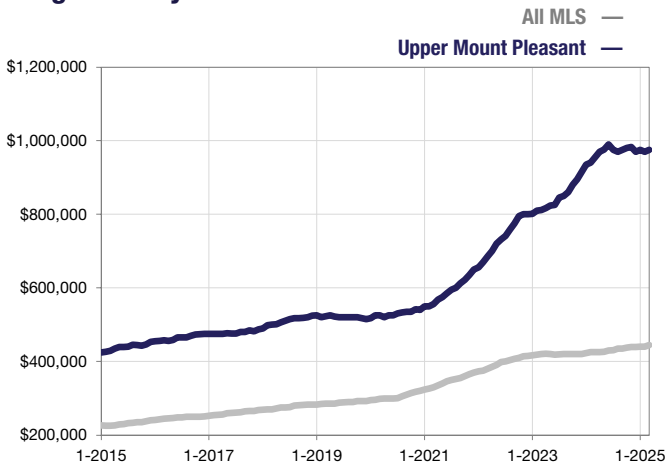
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	32	<b>33</b>	+ 3.1%	85	<b>86</b>	+ 1.2%
Closed Sales	26	<b>21</b>	- 19.2%	60	<b>42</b>	- 30.0%
Median Sales Price*	\$520,500	<b>\$522,000</b>	+ 0.3%	\$509,250	<b>\$499,500</b>	- 1.9%
Average Sales Price*	\$534,899	<b>\$507,545</b>	- 5.1%	\$521,041	<b>\$528,126</b>	+ 1.4%
Percent of Original List Price Received*	98.2%	<b>97.9%</b>	- 0.3%	98.4%	<b>97.3%</b>	- 1.1%
Days on Market Until Sale	26	<b>45</b>	+ 73.1%	25	<b>41</b>	+ 64.0%
Inventory of Homes for Sale	23	<b>39</b>	+ 69.6%	--	--	--

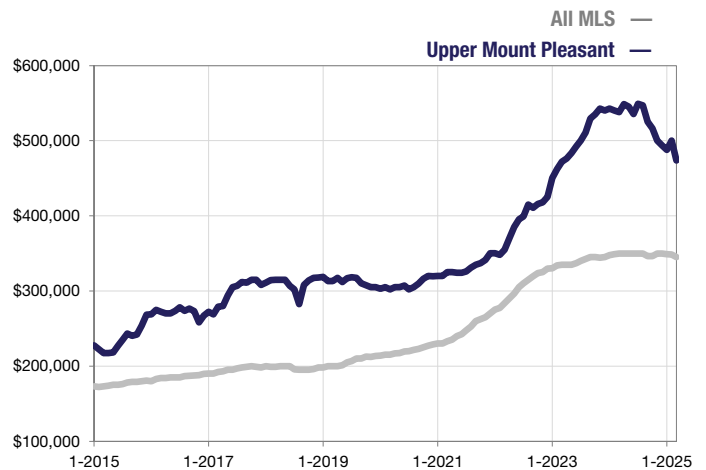
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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## Sullivan's Island

Area 43

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	10	+ 11.1%	16	23	+ 43.8%
Closed Sales	6	1	- 83.3%	7	8	+ 14.3%
Median Sales Price*	\$3,112,500	\$2,650,000	- 14.9%	\$3,525,000	\$2,825,000	- 19.9%
Average Sales Price*	\$4,707,500	\$2,650,000	- 43.7%	\$5,506,429	\$4,559,375	- 17.2%
Percent of Original List Price Received*	88.4%	92.2%	+ 4.3%	89.8%	92.7%	+ 3.2%
Days on Market Until Sale	81	164	+ 102.5%	71	85	+ 19.7%
Inventory of Homes for Sale	10	23	+ 130.0%	--	--	--

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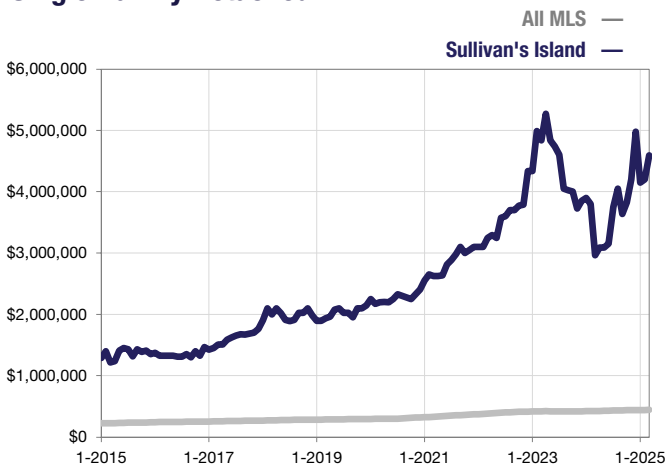
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--

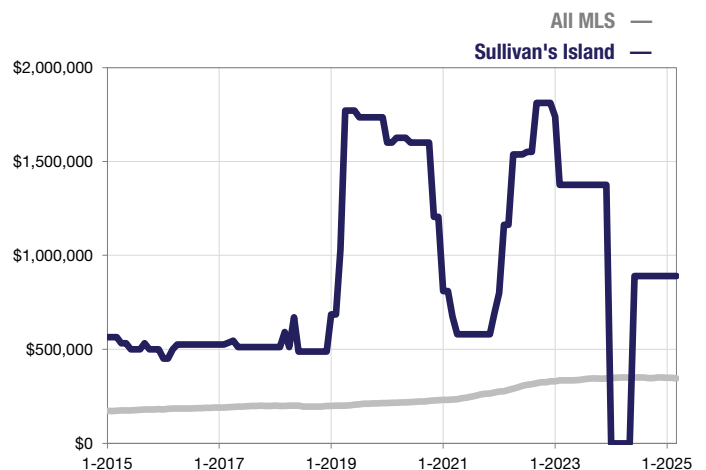
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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## Isle of Palms

Areas 44 & 45

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	18	27	+ 50.0%	56	58	+ 3.6%
Closed Sales	15	12	- 20.0%	25	24	- 4.0%
Median Sales Price*	\$2,044,000	\$2,612,500	+ 27.8%	\$1,830,000	\$3,150,000	+ 72.1%
Average Sales Price*	\$2,117,667	\$3,033,333	+ 43.2%	\$1,995,600	\$3,067,427	+ 53.7%
Percent of Original List Price Received*	92.6%	95.9%	+ 3.6%	92.6%	96.4%	+ 4.1%
Days on Market Until Sale	43	84	+ 95.3%	40	61	+ 52.5%
Inventory of Homes for Sale	46	56	+ 21.7%	--	--	--

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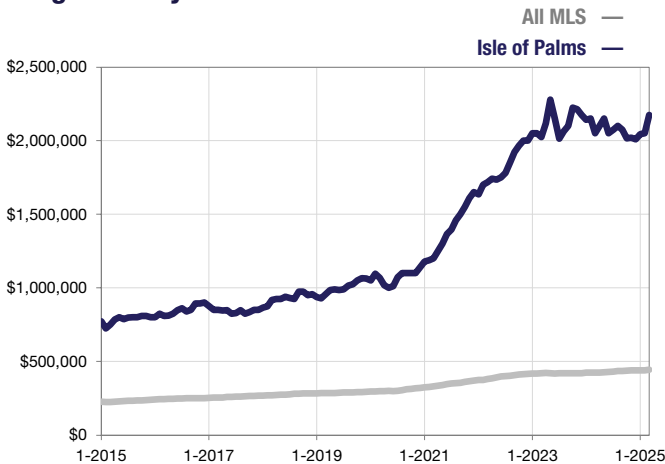
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	16	17	+ 6.3%	37	49	+ 32.4%
Closed Sales	7	13	+ 85.7%	19	28	+ 47.4%
Median Sales Price*	\$1,150,000	\$1,575,000	+ 37.0%	\$1,030,000	\$1,192,500	+ 15.8%
Average Sales Price*	\$978,286	\$1,444,308	+ 47.6%	\$976,632	\$1,183,446	+ 21.2%
Percent of Original List Price Received*	95.5%	93.5%	- 2.1%	96.9%	93.9%	- 3.1%
Days on Market Until Sale	60	61	+ 1.7%	46	72	+ 56.5%
Inventory of Homes for Sale	28	28	0.0%	--	--	--

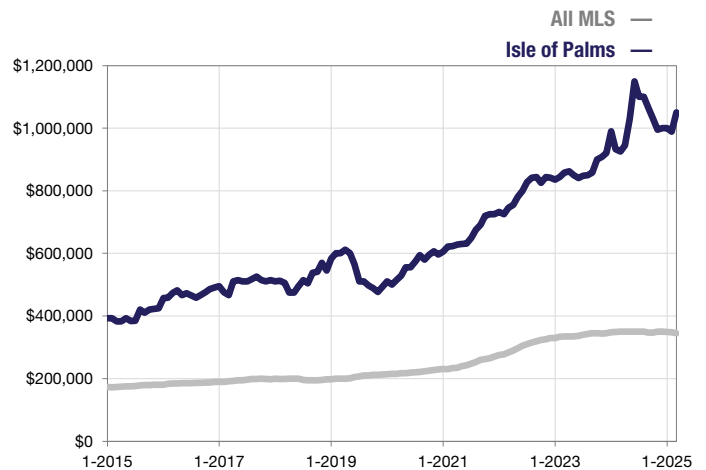
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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



## Daniel Island

Area 77

Single-Family Detached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Key Metrics</b>						
New Listings	24	31	+ 29.2%	55	70	+ 27.3%
Closed Sales	15	21	+ 40.0%	40	42	+ 5.0%
Median Sales Price*	\$1,710,000	\$1,925,000	+ 12.6%	\$2,108,759	\$1,912,500	- 9.3%
Average Sales Price*	\$2,467,171	\$2,369,976	- 3.9%	\$2,687,140	\$2,351,995	- 12.5%
Percent of Original List Price Received*	95.0%	98.7%	+ 3.9%	93.9%	98.4%	+ 4.8%
Days on Market Until Sale	32	16	- 50.0%	31	25	- 19.4%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--

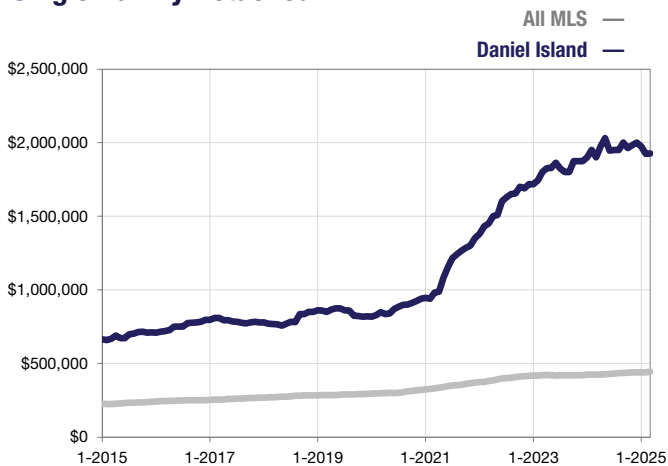
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Townhouse-Condo Attached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Key Metrics</b>						
New Listings	15	18	+ 20.0%	40	52	+ 30.0%
Closed Sales	11	9	- 18.2%	28	18	- 35.7%
Median Sales Price*	\$645,000	\$480,000	- 25.6%	\$659,950	\$537,500	- 18.6%
Average Sales Price*	\$1,016,818	\$615,222	- 39.5%	\$876,448	\$954,556	+ 8.9%
Percent of Original List Price Received*	96.3%	96.7%	+ 0.4%	95.6%	97.0%	+ 1.5%
Days on Market Until Sale	23	26	+ 13.0%	23	27	+ 17.4%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--

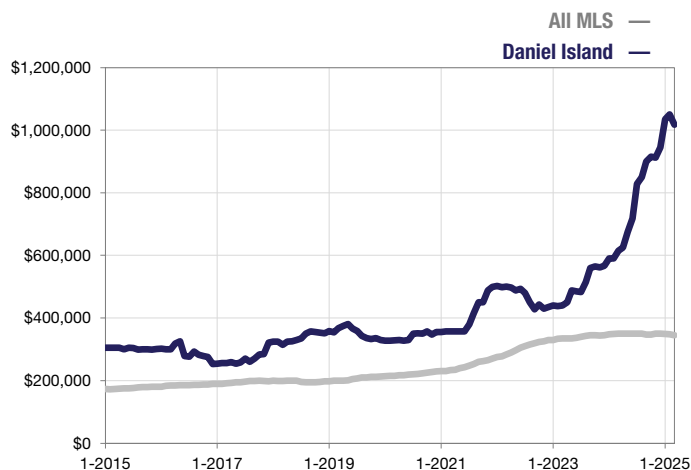
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Key Metrics</b>						
New Listings	111	<b>142</b>	+ 27.9%	273	<b>329</b>	+ 20.5%
Closed Sales	81	<b>82</b>	+ 1.2%	193	<b>213</b>	+ 10.4%
Median Sales Price*	\$503,650	<b>\$578,500</b>	+ 14.9%	\$492,000	<b>\$570,000</b>	+ 15.9%
Average Sales Price*	\$601,881	<b>\$715,920</b>	+ 18.9%	\$551,089	<b>\$745,809</b>	+ 35.3%
Percent of Original List Price Received*	97.6%	<b>97.8%</b>	+ 0.2%	96.8%	<b>97.1%</b>	+ 0.3%
Days on Market Until Sale	22	<b>35</b>	+ 59.1%	28	<b>37</b>	+ 32.1%
Inventory of Homes for Sale	89	<b>151</b>	+ 69.7%	--	--	--

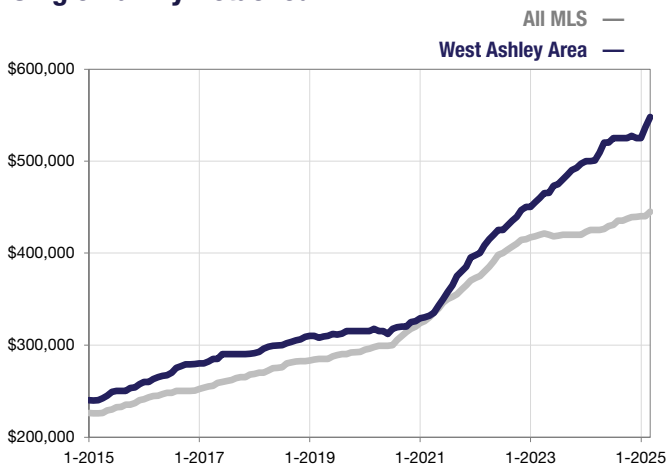
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Townhouse-Condo Attached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Key Metrics</b>						
New Listings	34	<b>46</b>	+ 35.3%	127	<b>139</b>	+ 9.4%
Closed Sales	31	<b>39</b>	+ 25.8%	72	<b>85</b>	+ 18.1%
Median Sales Price*	\$303,000	<b>\$346,000</b>	+ 14.2%	\$341,250	<b>\$358,000</b>	+ 4.9%
Average Sales Price*	\$341,169	<b>\$357,180</b>	+ 4.7%	\$345,154	<b>\$356,560</b>	+ 3.3%
Percent of Original List Price Received*	97.9%	<b>98.1%</b>	+ 0.2%	97.2%	<b>98.9%</b>	+ 1.7%
Days on Market Until Sale	34	<b>27</b>	- 20.6%	38	<b>29</b>	- 23.7%
Inventory of Homes for Sale	57	<b>75</b>	+ 31.6%	--	--	--

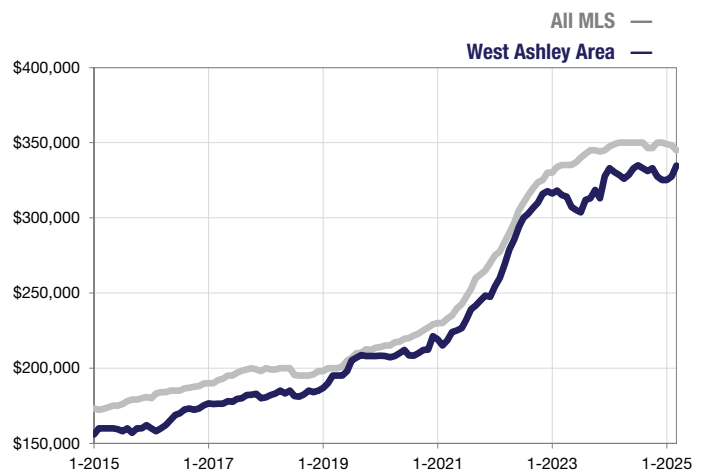
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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## James Island

Area 21

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	41	89	+ 117.1%	126	192	+ 52.4%
Closed Sales	37	48	+ 29.7%	94	102	+ 8.5%
Median Sales Price*	\$675,000	<b>\$653,807</b>	- 3.1%	\$623,500	<b>\$652,520</b>	+ 4.7%
Average Sales Price*	\$836,109	<b>\$738,777</b>	- 11.6%	\$755,453	<b>\$739,446</b>	- 2.1%
Percent of Original List Price Received*	95.7%	<b>95.7%</b>	0.0%	95.4%	<b>94.8%</b>	- 0.6%
Days on Market Until Sale	43	<b>43</b>	0.0%	33	<b>46</b>	+ 39.4%
Inventory of Homes for Sale	56	<b>101</b>	+ 80.4%	--	--	--

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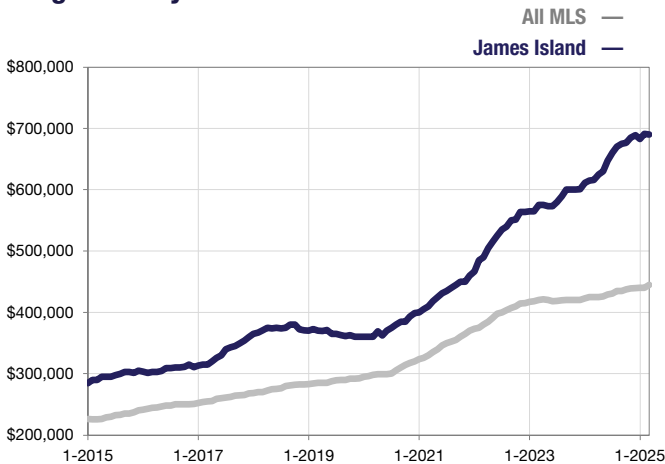
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	25	+ 150.0%	43	65	+ 51.2%
Closed Sales	20	13	- 35.0%	37	30	- 18.9%
Median Sales Price*	\$363,750	<b>\$375,000</b>	+ 3.1%	\$349,500	<b>\$330,000</b>	- 5.6%
Average Sales Price*	\$355,062	<b>\$363,615</b>	+ 2.4%	\$350,372	<b>\$330,277</b>	- 5.7%
Percent of Original List Price Received*	98.1%	<b>94.8%</b>	- 3.4%	97.6%	<b>95.0%</b>	- 2.7%
Days on Market Until Sale	14	<b>75</b>	+ 435.7%	23	<b>64</b>	+ 178.3%
Inventory of Homes for Sale	15	<b>34</b>	+ 126.7%	--	--	--

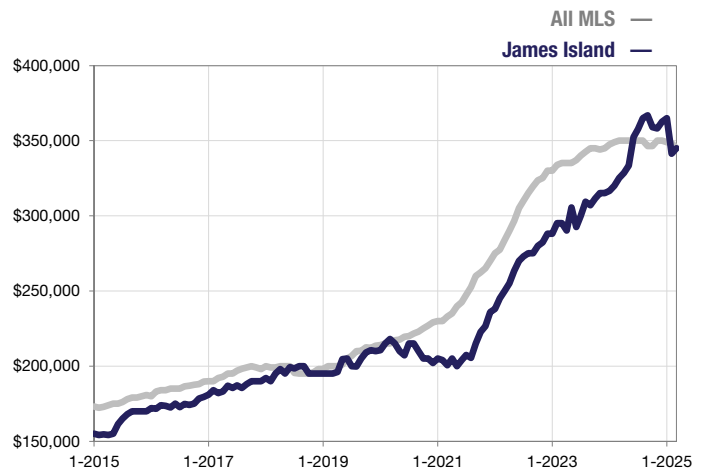
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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



## Folly Beach

Area 22

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	10	0.0%	30	28	- 6.7%
Closed Sales	1	5	+ 400.0%	11	11	0.0%
Median Sales Price*	\$1,500,000	\$1,575,000	+ 5.0%	\$1,500,000	\$1,575,000	+ 5.0%
Average Sales Price*	\$1,500,000	\$1,542,000	+ 2.8%	\$1,541,045	\$1,630,909	+ 5.8%
Percent of Original List Price Received*	94.6%	83.7%	- 11.5%	91.0%	88.7%	- 2.5%
Days on Market Until Sale	19	114	+ 500.0%	68	92	+ 35.3%
Inventory of Homes for Sale	30	38	+ 26.7%	--	--	--

\* 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.

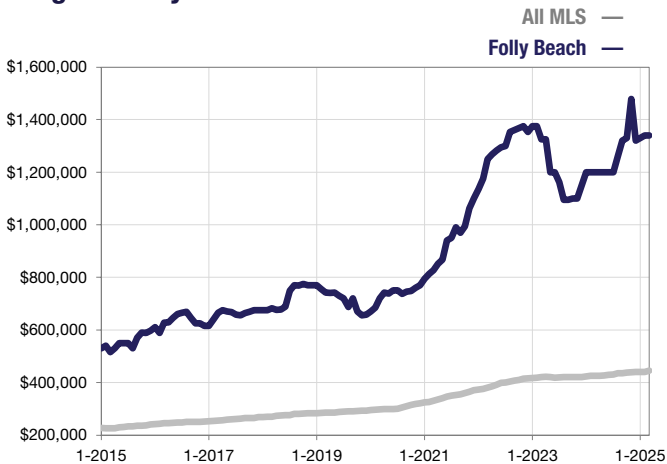
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	9	- 25.0%	24	28	+ 16.7%
Closed Sales	1	4	+ 300.0%	3	6	+ 100.0%
Median Sales Price*	\$625,000	\$753,500	+ 20.6%	\$410,000	\$753,500	+ 83.8%
Average Sales Price*	\$625,000	\$806,750	+ 29.1%	\$443,333	\$792,750	+ 78.8%
Percent of Original List Price Received*	96.2%	95.2%	- 1.0%	91.0%	94.1%	+ 3.4%
Days on Market Until Sale	20	43	+ 115.0%	48	57	+ 18.8%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--

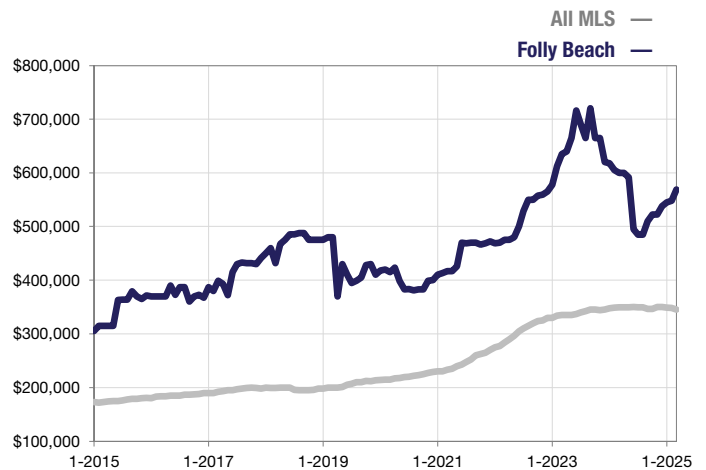
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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## Johns Island

Area 23

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	83	87	+ 4.8%	212	249	+ 17.5%
Closed Sales	67	54	- 19.4%	152	138	- 9.2%
Median Sales Price*	\$590,000	\$750,000	+ 27.1%	\$607,478	\$715,878	+ 17.8%
Average Sales Price*	\$730,182	\$895,177	+ 22.6%	\$728,120	\$873,620	+ 20.0%
Percent of Original List Price Received*	98.3%	97.1%	- 1.2%	97.8%	96.9%	- 0.9%
Days on Market Until Sale	32	60	+ 87.5%	33	52	+ 57.6%
Inventory of Homes for Sale	114	146	+ 28.1%	--	--	--

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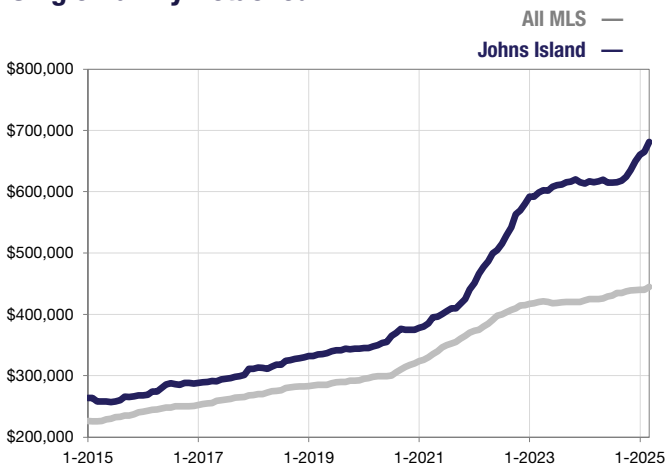
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	7	- 22.2%	25	26	+ 4.0%
Closed Sales	12	10	- 16.7%	22	20	- 9.1%
Median Sales Price*	\$417,500	\$408,950	- 2.0%	\$402,500	\$420,000	+ 4.3%
Average Sales Price*	\$464,783	\$459,856	- 1.1%	\$491,387	\$512,598	+ 4.3%
Percent of Original List Price Received*	98.1%	101.7%	+ 3.7%	98.0%	101.4%	+ 3.5%
Days on Market Until Sale	35	62	+ 77.1%	32	104	+ 225.0%
Inventory of Homes for Sale	17	17	0.0%	--	--	--

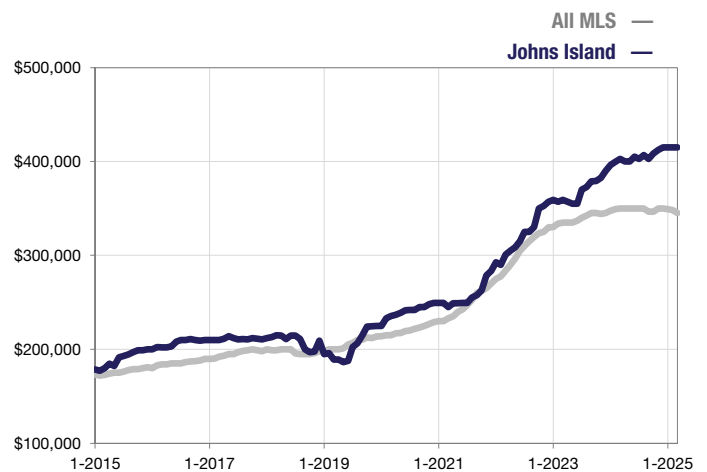
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – March 2025

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## Kiawah

Area 25

### Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	8	- 11.1%	16	20	+ 25.0%
Closed Sales	5	5	0.0%	12	11	- 8.3%
Median Sales Price*	\$2,325,000	<b>\$3,300,000</b>	+ 41.9%	\$2,162,500	<b>\$3,100,000</b>	+ 43.4%
Average Sales Price*	\$2,542,000	<b>\$3,217,000</b>	+ 26.6%	\$2,262,292	<b>\$3,429,364</b>	+ 51.6%
Percent of Original List Price Received*	96.0%	<b>93.4%</b>	- 2.7%	95.2%	<b>95.7%</b>	+ 0.5%
Days on Market Until Sale	62	<b>71</b>	+ 14.5%	46	<b>43</b>	- 6.5%
Inventory of Homes for Sale	18	<b>15</b>	- 16.7%	--	--	--

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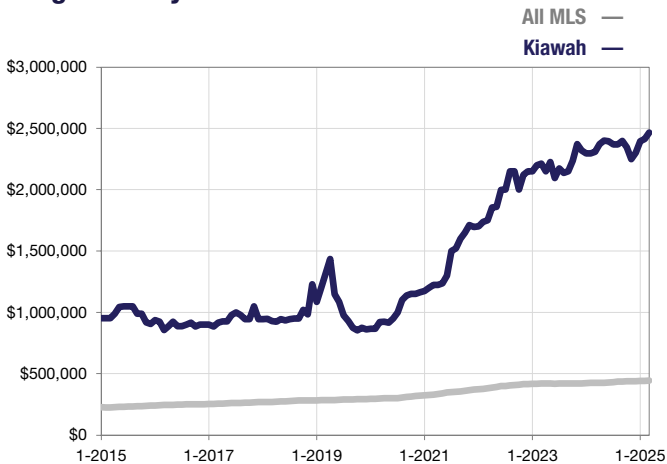
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	5	- 61.5%	28	16	- 42.9%
Closed Sales	9	2	- 77.8%	12	8	- 33.3%
Median Sales Price*	\$935,000	<b>\$826,167</b>	- 11.6%	\$865,000	<b>\$862,000</b>	- 0.3%
Average Sales Price*	\$1,318,056	<b>\$826,167</b>	- 37.3%	\$1,191,458	<b>\$895,310</b>	- 24.9%
Percent of Original List Price Received*	97.9%	<b>98.5%</b>	+ 0.6%	97.9%	<b>97.5%</b>	- 0.4%
Days on Market Until Sale	29	<b>92</b>	+ 217.2%	42	<b>58</b>	+ 38.1%
Inventory of Homes for Sale	22	<b>13</b>	- 40.9%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

