

Charleston Real Estate Market Stats

31 May 2025



Prepared by Silvia Waring

Local Market Update – May 2025

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



Downtown Charleston

Area 51

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	36	27	- 25.0%	144	159	+ 10.4%
Closed Sales	15	25	+ 66.7%	77	88	+ 14.3%
Median Sales Price*	\$1,265,000	\$1,755,000	+ 38.7%	\$1,400,000	\$1,777,500	+ 27.0%
Average Sales Price*	\$1,974,367	\$2,114,803	+ 7.1%	\$1,949,624	\$2,598,733	+ 33.3%
Percent of Original List Price Received*	93.8%	92.7%	- 1.2%	94.4%	93.4%	- 1.1%
Days on Market Until Sale	71	43	- 39.4%	44	47	+ 6.8%
Inventory of Homes for Sale	75	71	- 5.3%	--	--	--

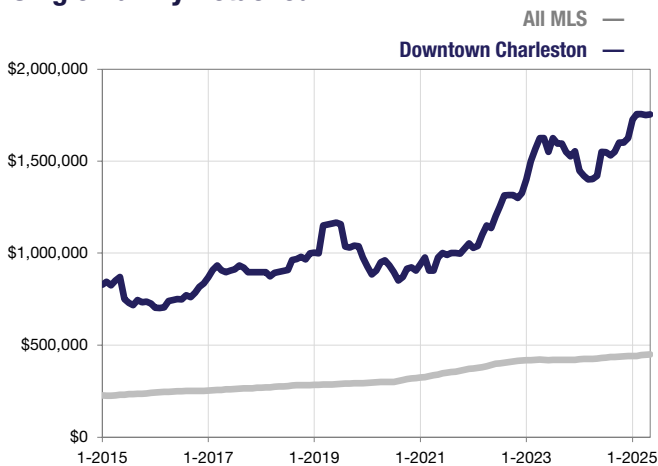
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	41	33	- 19.5%	172	174	+ 1.2%
Closed Sales	18	22	+ 22.2%	91	84	- 7.7%
Median Sales Price*	\$1,005,000	\$1,199,500	+ 19.4%	\$914,000	\$955,000	+ 4.5%
Average Sales Price*	\$1,198,911	\$1,294,545	+ 8.0%	\$1,173,188	\$1,143,332	- 2.5%
Percent of Original List Price Received*	94.1%	94.7%	+ 0.6%	95.3%	93.5%	- 1.9%
Days on Market Until Sale	53	47	- 11.3%	52	66	+ 26.9%
Inventory of Homes for Sale	109	109	0.0%	--	--	--

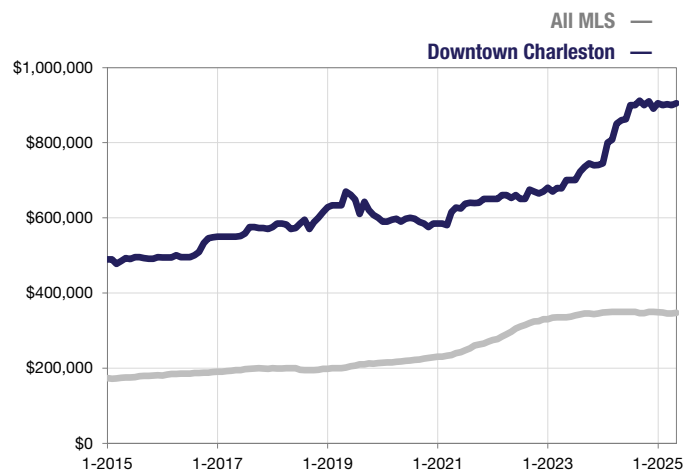
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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Upper Charleston Peninsula

Area 52

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	26	21	- 19.2%	103	123	+ 19.4%
Closed Sales	12	13	+ 8.3%	56	60	+ 7.1%
Median Sales Price*	\$945,000	\$885,000	- 6.3%	\$852,500	\$942,500	+ 10.6%
Average Sales Price*	\$977,077	\$962,668	- 1.5%	\$944,791	\$1,028,844	+ 8.9%
Percent of Original List Price Received*	97.0%	92.2%	- 4.9%	96.8%	94.5%	- 2.4%
Days on Market Until Sale	15	68	+ 353.3%	42	44	+ 4.8%
Inventory of Homes for Sale	40	48	+ 20.0%	--	--	--

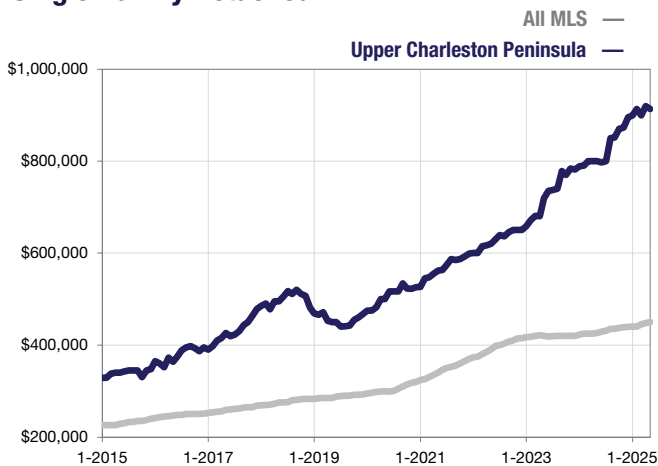
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	7	+ 75.0%	13	19	+ 46.2%
Closed Sales	1	2	+ 100.0%	7	12	+ 71.4%
Median Sales Price*	\$450,000	\$542,500	+ 20.6%	\$450,000	\$447,500	- 0.6%
Average Sales Price*	\$450,000	\$542,500	+ 20.6%	\$533,000	\$507,229	- 4.8%
Percent of Original List Price Received*	94.7%	97.0%	+ 2.4%	92.6%	94.8%	+ 2.4%
Days on Market Until Sale	19	9	- 52.6%	56	16	- 71.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--

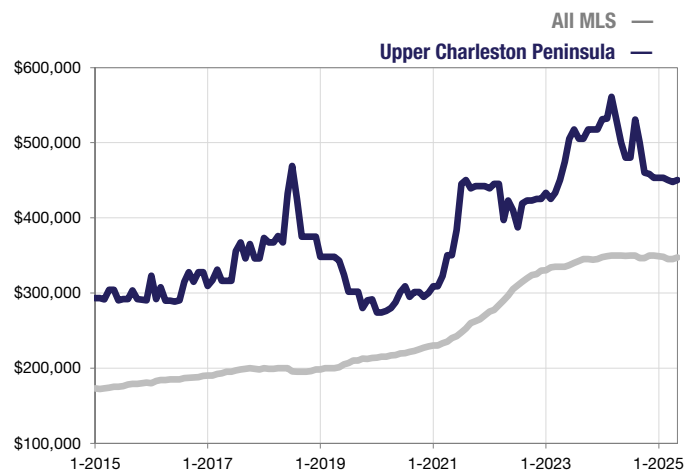
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	100	98	- 2.0%	384	419	+ 9.1%
Closed Sales	66	51	- 22.7%	238	257	+ 8.0%
Median Sales Price*	\$1,286,250	\$1,210,000	- 5.9%	\$1,081,250	\$1,200,000	+ 11.0%
Average Sales Price*	\$1,449,760	\$1,398,341	- 3.5%	\$1,376,224	\$1,480,944	+ 7.6%
Percent of Original List Price Received*	97.4%	95.4%	- 2.1%	96.5%	95.2%	- 1.3%
Days on Market Until Sale	20	24	+ 20.0%	23	36	+ 56.5%
Inventory of Homes for Sale	110	146	+ 32.7%	--	--	--

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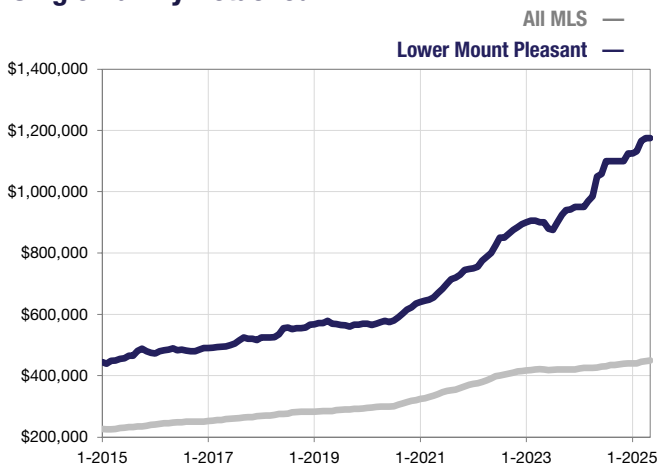
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	36	23	- 36.1%	151	152	+ 0.7%
Closed Sales	28	28	0.0%	118	102	- 13.6%
Median Sales Price*	\$488,750	\$437,500	- 10.5%	\$461,250	\$481,500	+ 4.4%
Average Sales Price*	\$650,661	\$770,266	+ 18.4%	\$606,058	\$707,038	+ 16.7%
Percent of Original List Price Received*	97.1%	95.5%	- 1.6%	97.4%	96.2%	- 1.2%
Days on Market Until Sale	38	49	+ 28.9%	23	45	+ 95.7%
Inventory of Homes for Sale	28	50	+ 78.6%	--	--	--

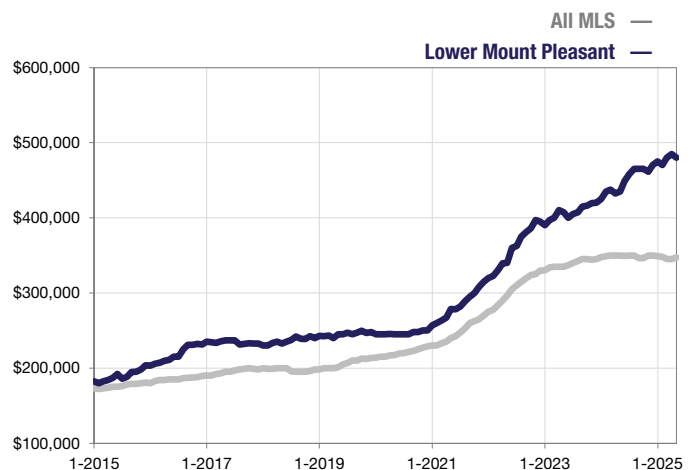
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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Upper Mount Pleasant

Area 41

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	107	121	+ 13.1%	485	541	+ 11.5%
Closed Sales	77	80	+ 3.9%	315	329	+ 4.4%
Median Sales Price*	\$935,000	\$970,000	+ 3.7%	\$995,000	\$1,060,000	+ 6.5%
Average Sales Price*	\$1,125,803	\$1,160,185	+ 3.1%	\$1,136,164	\$1,199,473	+ 5.6%
Percent of Original List Price Received*	97.3%	97.2%	- 0.1%	97.7%	97.9%	+ 0.2%
Days on Market Until Sale	25	32	+ 28.0%	27	46	+ 70.4%
Inventory of Homes for Sale	144	200	+ 38.9%	--	--	--

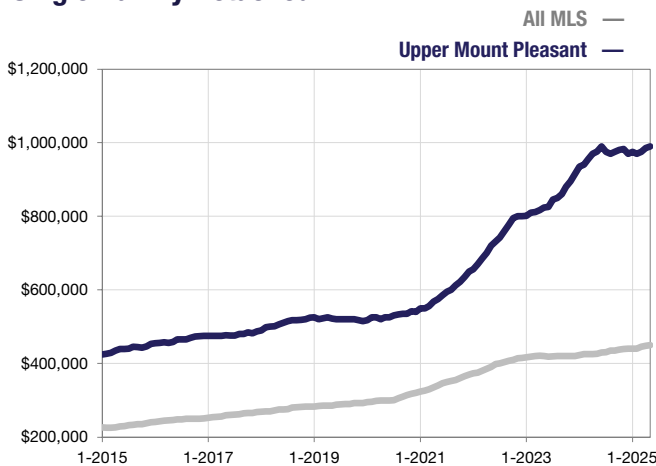
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	24	23	- 4.2%	139	142	+ 2.2%
Closed Sales	23	25	+ 8.7%	108	98	- 9.3%
Median Sales Price*	\$519,000	\$608,000	+ 17.1%	\$517,500	\$507,167	- 2.0%
Average Sales Price*	\$503,935	\$582,866	+ 15.7%	\$519,846	\$518,896	- 0.2%
Percent of Original List Price Received*	99.0%	98.4%	- 0.6%	98.5%	97.4%	- 1.1%
Days on Market Until Sale	9	39	+ 333.3%	20	42	+ 110.0%
Inventory of Homes for Sale	21	43	+ 104.8%	--	--	--

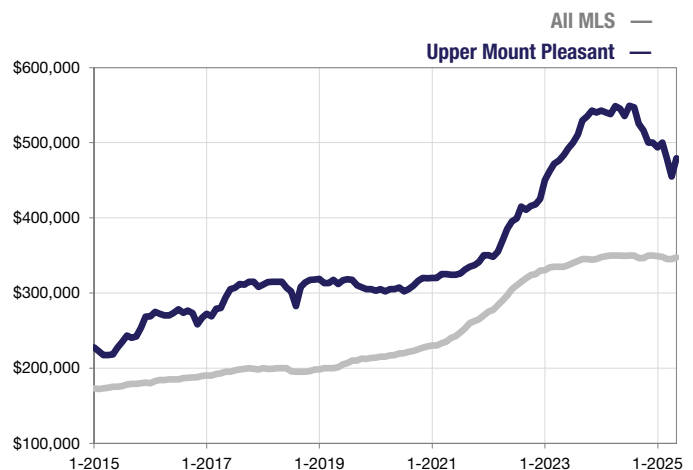
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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Daniel Island

Area 77

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	29	19	- 34.5%	102	119	+ 16.7%
Closed Sales	11	20	+ 81.8%	67	81	+ 20.9%
Median Sales Price*	\$2,100,000	\$2,112,500	+ 0.6%	\$2,225,000	\$1,925,000	- 13.5%
Average Sales Price*	\$2,259,909	\$2,423,650	+ 7.2%	\$2,698,158	\$2,407,815	- 10.8%
Percent of Original List Price Received*	98.6%	96.5%	- 2.1%	95.1%	97.6%	+ 2.6%
Days on Market Until Sale	8	19	+ 137.5%	26	20	- 23.1%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--

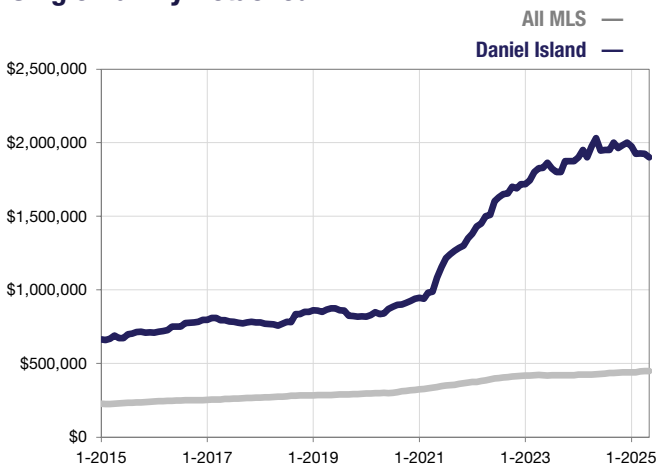
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	29	15	- 48.3%	82	78	- 4.9%
Closed Sales	25	14	- 44.0%	64	38	- 40.6%
Median Sales Price*	\$1,920,000	\$485,000	- 74.7%	\$862,500	\$509,500	- 40.9%
Average Sales Price*	\$1,823,416	\$709,804	- 61.1%	\$1,227,030	\$804,217	- 34.5%
Percent of Original List Price Received*	101.2%	95.7%	- 5.4%	98.1%	96.7%	- 1.4%
Days on Market Until Sale	17	51	+ 200.0%	21	37	+ 76.2%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--

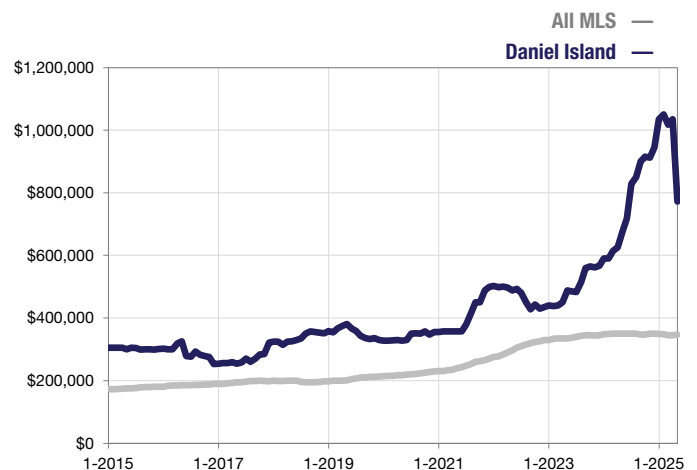
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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Sullivan's Island

Area 43

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	4	- 50.0%	35	40	+ 14.3%
Closed Sales	1	6	+ 500.0%	15	15	0.0%
Median Sales Price*	\$1,900,000	\$3,950,000	+ 107.9%	\$4,200,000	\$3,900,000	- 7.1%
Average Sales Price*	\$1,900,000	\$4,225,000	+ 122.4%	\$5,264,667	\$5,021,667	- 4.6%
Percent of Original List Price Received*	85.6%	95.0%	+ 11.0%	89.1%	94.1%	+ 5.6%
Days on Market Until Sale	15	26	+ 73.3%	82	56	- 31.7%
Inventory of Homes for Sale	23	26	+ 13.0%	--	--	--

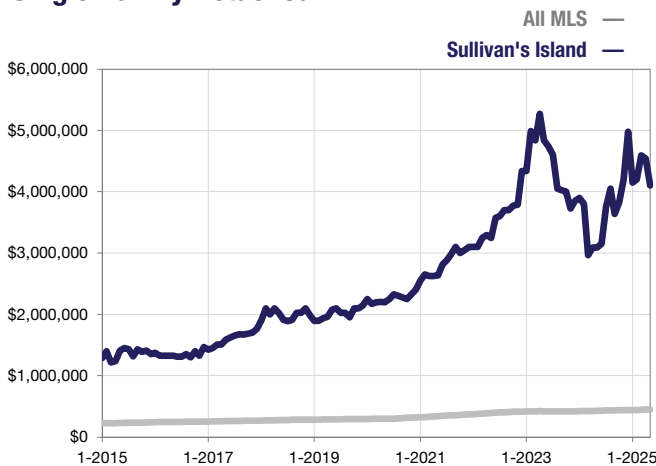
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	0	- 100.0%	--	--	--

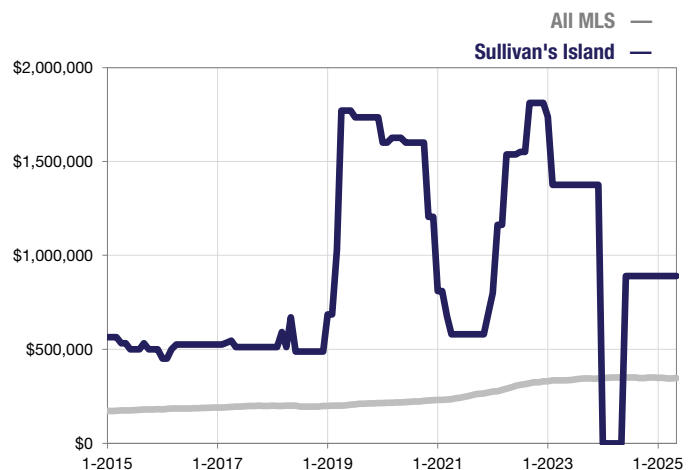
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	25	21	- 16.0%	104	106	+ 1.9%
Closed Sales	17	8	- 52.9%	53	38	- 28.3%
Median Sales Price*	\$2,375,000	\$3,360,000	+ 41.5%	\$2,250,000	\$3,225,000	+ 43.3%
Average Sales Price*	\$3,437,428	\$3,450,938	+ 0.4%	\$2,623,420	\$3,334,757	+ 27.1%
Percent of Original List Price Received*	93.6%	93.0%	- 0.6%	93.0%	96.4%	+ 3.7%
Days on Market Until Sale	37	54	+ 45.9%	41	56	+ 36.6%
Inventory of Homes for Sale	57	72	+ 26.3%	--	--	--

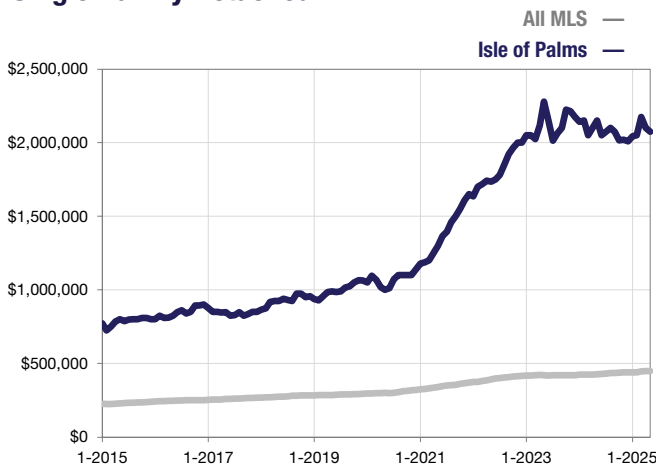
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Townhouse-Condo Attached	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	5	- 58.3%	67	61	- 9.0%
Closed Sales	9	9	0.0%	41	46	+ 12.2%
Median Sales Price*	\$1,200,000	\$825,000	- 31.3%	\$990,000	\$840,000	- 15.2%
Average Sales Price*	\$1,174,333	\$861,111	- 26.7%	\$1,091,995	\$1,055,315	- 3.4%
Percent of Original List Price Received*	98.7%	95.4%	- 3.3%	97.3%	94.6%	- 2.8%
Days on Market Until Sale	31	48	+ 54.8%	39	58	+ 48.7%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--

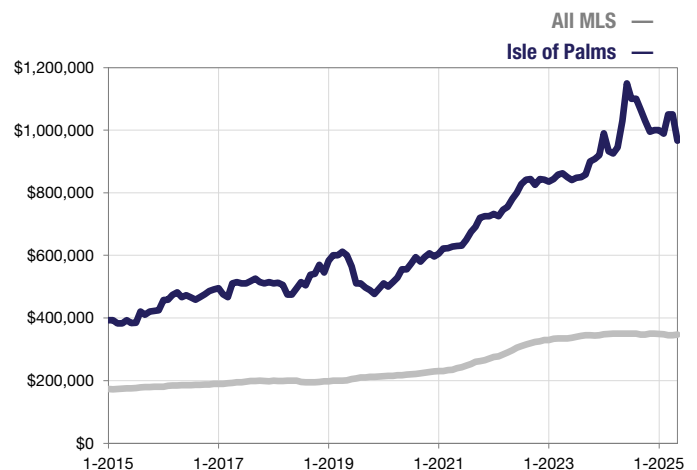
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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West Ashley Area

Areas 11 & 12

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	108	148	+ 37.0%	492	622	+ 26.4%
Closed Sales	85	98	+ 15.3%	374	409	+ 9.4%
Median Sales Price*	\$545,000	\$586,250	+ 7.6%	\$509,950	\$575,000	+ 12.8%
Average Sales Price*	\$696,544	\$724,917	+ 4.1%	\$611,852	\$715,531	+ 16.9%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	15	22	+ 46.7%	25	32	+ 28.0%
Inventory of Homes for Sale	115	201	+ 74.8%	--	--	--

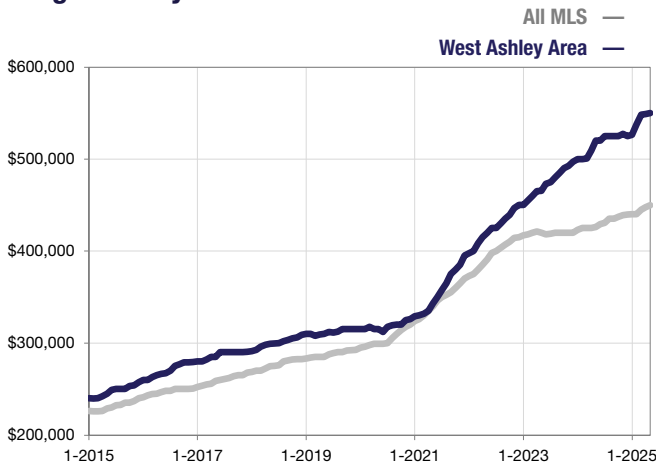
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	45	48	+ 6.7%	210	226	+ 7.6%
Closed Sales	20	41	+ 105.0%	122	161	+ 32.0%
Median Sales Price*	\$319,950	\$335,000	+ 4.7%	\$325,000	\$361,000	+ 11.1%
Average Sales Price*	\$351,815	\$344,862	- 2.0%	\$350,259	\$355,653	+ 1.5%
Percent of Original List Price Received*	97.8%	97.6%	- 0.2%	97.7%	98.6%	+ 0.9%
Days on Market Until Sale	17	31	+ 82.4%	29	31	+ 6.9%
Inventory of Homes for Sale	72	69	- 4.2%	--	--	--

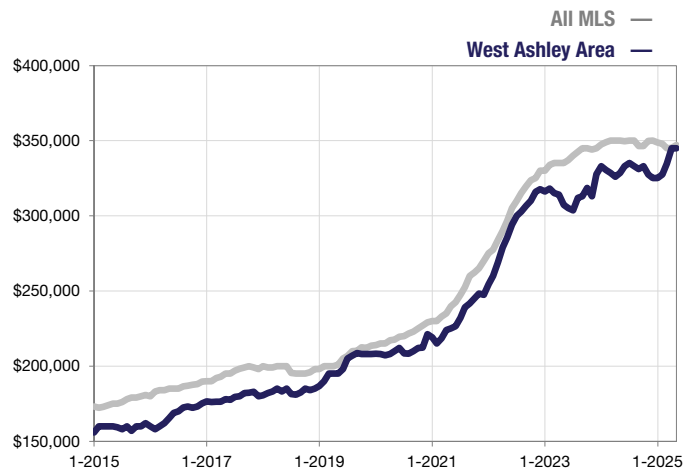
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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James Island

Area 21

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	68	76	+ 11.8%	266	347	+ 30.5%
Closed Sales	49	50	+ 2.0%	186	205	+ 10.2%
Median Sales Price*	\$665,000	\$700,000	+ 5.3%	\$657,000	\$675,000	+ 2.7%
Average Sales Price*	\$896,691	\$845,886	- 5.7%	\$785,635	\$800,131	+ 1.8%
Percent of Original List Price Received*	98.8%	95.6%	- 3.2%	96.6%	95.7%	- 0.9%
Days on Market Until Sale	22	32	+ 45.5%	28	38	+ 35.7%
Inventory of Homes for Sale	61	124	+ 103.3%	--	--	--

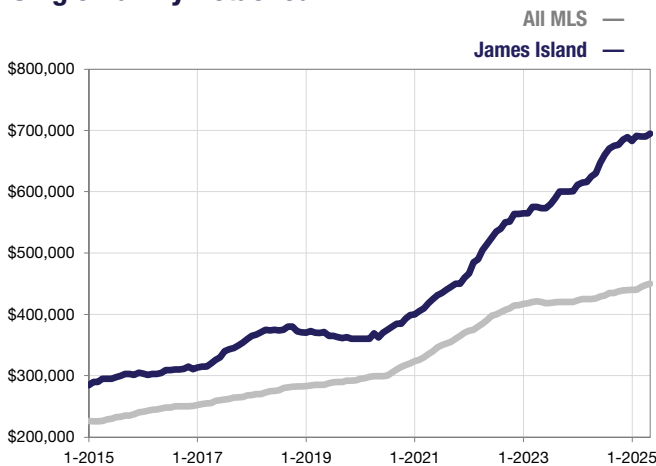
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	21	+ 23.5%	77	116	+ 50.6%
Closed Sales	9	17	+ 88.9%	52	74	+ 42.3%
Median Sales Price*	\$395,000	\$375,000	- 5.1%	\$372,500	\$338,750	- 9.1%
Average Sales Price*	\$530,889	\$366,918	- 30.9%	\$390,869	\$365,414	- 6.5%
Percent of Original List Price Received*	95.8%	97.4%	+ 1.7%	97.3%	95.7%	- 1.6%
Days on Market Until Sale	44	44	0.0%	26	51	+ 96.2%
Inventory of Homes for Sale	20	36	+ 80.0%	--	--	--

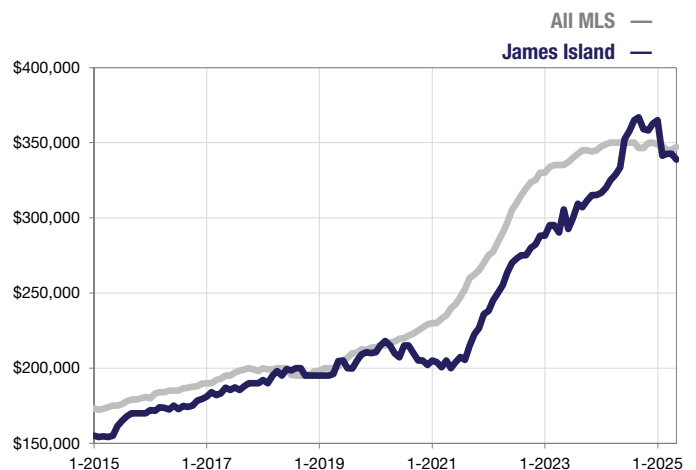
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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Folly Beach

Area 22

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	8	0.0%	52	48	- 7.7%
Closed Sales	9	6	- 33.3%	24	21	- 12.5%
Median Sales Price*	\$1,069,812	\$1,721,500	+ 60.9%	\$1,489,500	\$1,350,000	- 9.4%
Average Sales Price*	\$1,291,090	\$1,638,833	+ 26.9%	\$1,705,680	\$1,526,095	- 10.5%
Percent of Original List Price Received*	87.9%	95.7%	+ 8.9%	89.3%	90.4%	+ 1.2%
Days on Market Until Sale	66	54	- 18.2%	71	88	+ 23.9%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--

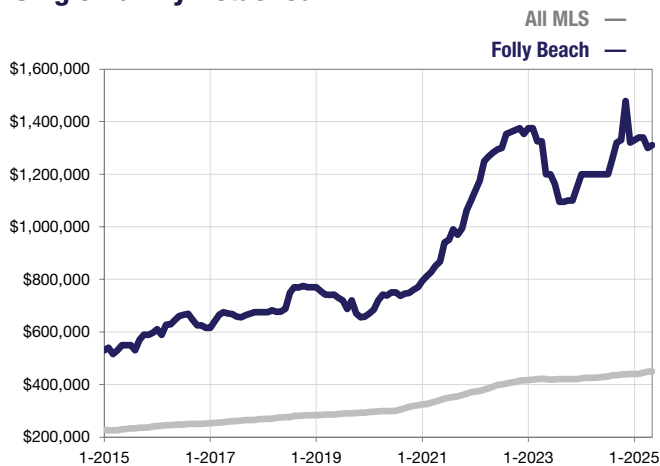
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Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	10	+ 150.0%	40	51	+ 27.5%
Closed Sales	6	3	- 50.0%	11	13	+ 18.2%
Median Sales Price*	\$539,000	\$615,000	+ 14.1%	\$590,000	\$615,000	+ 4.2%
Average Sales Price*	\$571,250	\$573,333	+ 0.4%	\$572,500	\$667,692	+ 16.6%
Percent of Original List Price Received*	95.4%	91.3%	- 4.3%	93.5%	93.8%	+ 0.3%
Days on Market Until Sale	66	193	+ 192.4%	72	89	+ 23.6%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--

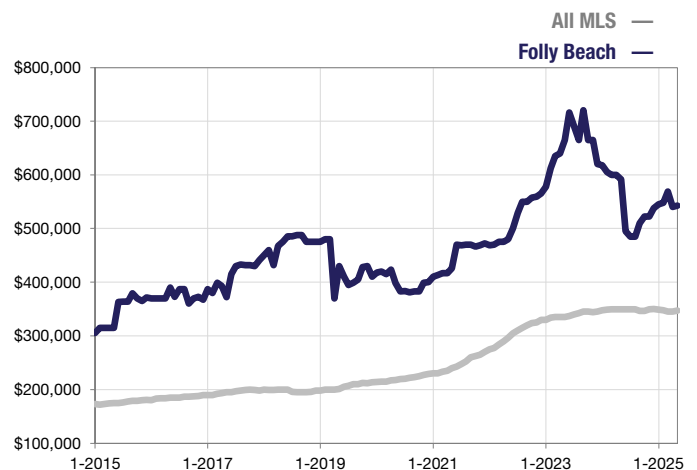
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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



Johns Island

Area 23

Single-Family Detached		May			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		94	84	- 10.6%	396	431	+ 8.8%
Closed Sales		72	56	- 22.2%	274	259	- 5.5%
Median Sales Price*		\$630,000	\$619,995	- 1.6%	\$614,303	\$665,000	+ 8.3%
Average Sales Price*		\$808,456	\$725,882	- 10.2%	\$757,140	\$808,371	+ 6.8%
Percent of Original List Price Received*		98.1%	98.1%	0.0%	97.9%	97.5%	- 0.4%
Days on Market Until Sale		19	37	+ 94.7%	26	46	+ 76.9%
Inventory of Homes for Sale		147	174	+ 18.4%	--	--	--

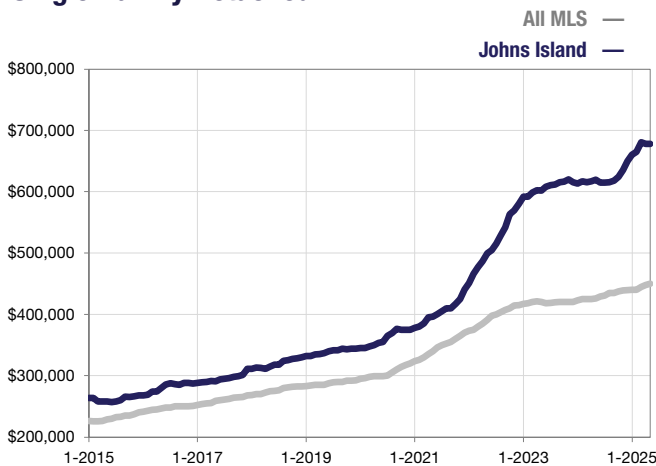
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		May			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		8	17	+ 112.5%	42	54	+ 28.6%
Closed Sales		10	15	+ 50.0%	39	44	+ 12.8%
Median Sales Price*		\$363,000	\$428,000	+ 17.9%	\$375,000	\$426,500	+ 13.7%
Average Sales Price*		\$479,200	\$430,187	- 10.2%	\$463,945	\$464,320	+ 0.1%
Percent of Original List Price Received*		92.2%	98.8%	+ 7.2%	96.3%	100.0%	+ 3.8%
Days on Market Until Sale		14	103	+ 635.7%	24	86	+ 258.3%
Inventory of Homes for Sale		12	23	+ 91.7%	--	--	--

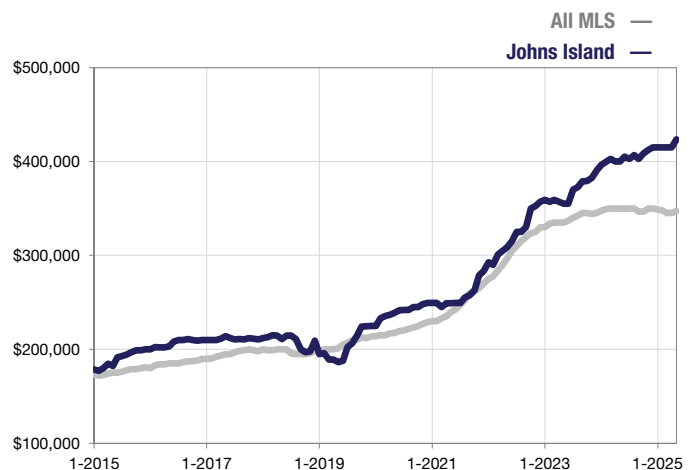
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – May 2025

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	5	- 58.3%	37	34	- 8.1%
Closed Sales	4	9	+ 125.0%	24	25	+ 4.2%
Median Sales Price*	\$4,225,000	\$2,995,000	- 29.1%	\$2,397,500	\$2,830,000	+ 18.0%
Average Sales Price*	\$4,486,250	\$3,793,056	- 15.5%	\$2,787,479	\$3,337,020	+ 19.7%
Percent of Original List Price Received*	94.9%	94.6%	- 0.3%	95.0%	95.9%	+ 0.9%
Days on Market Until Sale	50	32	- 36.0%	50	32	- 36.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--

* 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.

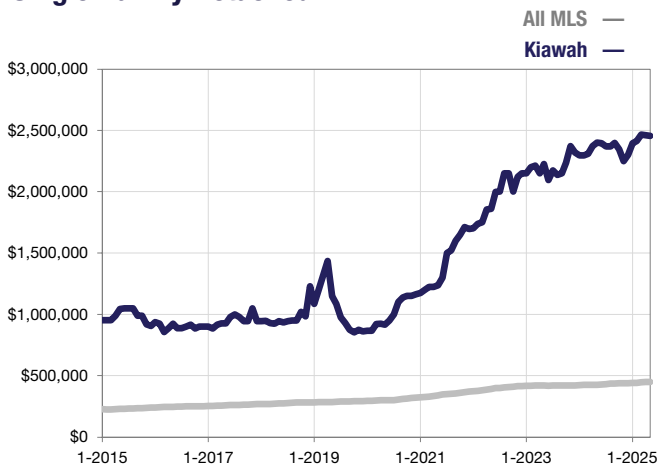
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	9	+ 12.5%	46	33	- 28.3%
Closed Sales	10	6	- 40.0%	30	20	- 33.3%
Median Sales Price*	\$805,250	\$1,084,500	+ 34.7%	\$1,005,000	\$882,500	- 12.2%
Average Sales Price*	\$1,813,750	\$1,398,150	- 22.9%	\$1,545,633	\$1,063,019	- 31.2%
Percent of Original List Price Received*	98.0%	98.5%	+ 0.5%	97.5%	96.5%	- 1.0%
Days on Market Until Sale	20	18	- 10.0%	28	48	+ 71.4%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--

* 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

