

# Charleston Real Estate Market Stats

November 2025



# Local Market Update – October 2025

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



## Downtown Charleston

Area 51

### Single-Family Detached

| Key Metrics                              | October     |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024        | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| New Listings                             | 24          | 25                 | + 4.2%         | 263          | 273                | + 3.8%         |
| Closed Sales                             | 18          | 14                 | - 22.2%        | 162          | 162                | 0.0%           |
| Median Sales Price*                      | \$2,071,000 | <b>\$1,575,000</b> | - 23.9%        | \$1,600,000  | <b>\$1,800,000</b> | + 12.5%        |
| Average Sales Price*                     | \$2,647,256 | <b>\$3,237,969</b> | + 22.3%        | \$2,177,036  | <b>\$2,561,493</b> | + 17.7%        |
| Percent of Original List Price Received* | 94.2%       | <b>89.4%</b>       | - 5.1%         | 93.6%        | <b>92.9%</b>       | - 0.7%         |
| Days on Market Until Sale                | 39          | 74                 | + 89.7%        | 42           | 53                 | + 26.2%        |
| Inventory of Homes for Sale              | 62          | 69                 | + 11.3%        | --           | --                 | --             |

\* 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.

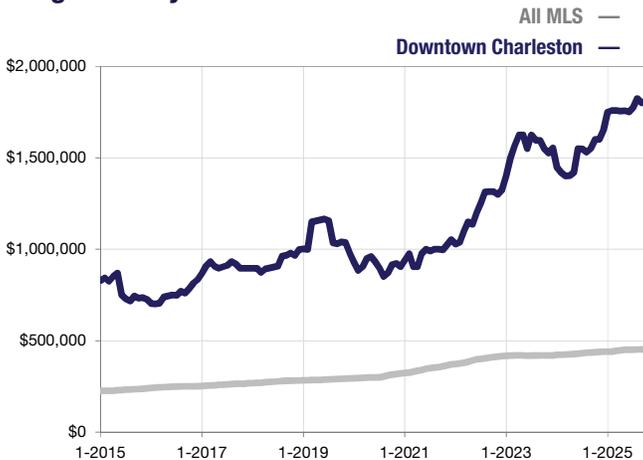
### Townhouse-Condo Attached

| Key Metrics                              | October   |                    |                | Year to Date |                    |                |
|--|-----------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024      | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| New Listings                             | 40        | 26                 | - 35.0%        | 324          | 281                | - 13.3%        |
| Closed Sales                             | 10        | 15                 | + 50.0%        | 147          | 176                | + 19.7%        |
| Median Sales Price*                      | \$725,000 | <b>\$980,000</b>   | + 35.2%        | \$900,000    | <b>\$940,000</b>   | + 4.4%         |
| Average Sales Price*                     | \$812,100 | <b>\$1,216,464</b> | + 49.8%        | \$1,146,433  | <b>\$1,076,637</b> | - 6.1%         |
| Percent of Original List Price Received* | 91.7%     | <b>93.4%</b>       | + 1.9%         | 94.6%        | <b>92.9%</b>       | - 1.8%         |
| Days on Market Until Sale                | 46        | 54                 | + 17.4%        | 48           | 72                 | + 50.0%        |
| Inventory of Homes for Sale              | 102       | 73                 | - 28.4%        | --           | --                 | --             |

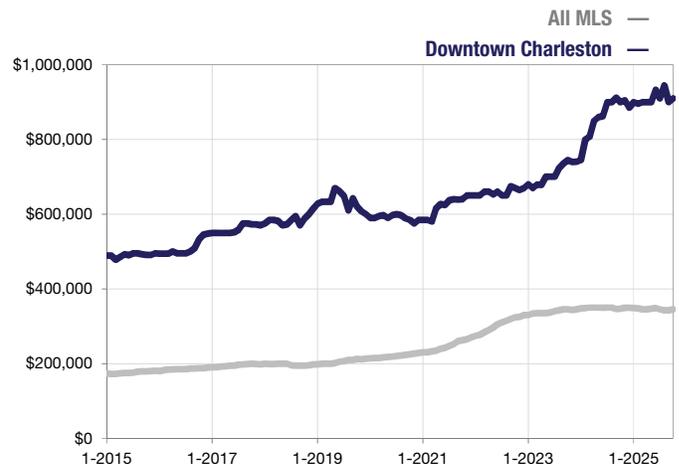
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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



## Lower Mount Pleasant

Area 42

### Single-Family Detached

| Key Metrics                              | October     |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024        | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| New Listings                             | 73          | 71                 | - 2.7%         | 759          | 801                | + 5.5%         |
| Closed Sales                             | 46          | 40                 | - 13.0%        | 494          | 510                | + 3.2%         |
| Median Sales Price*                      | \$1,145,000 | <b>\$1,387,500</b> | + 21.2%        | \$1,120,000  | <b>\$1,200,000</b> | + 7.1%         |
| Average Sales Price*                     | \$1,264,959 | <b>\$1,512,937</b> | + 19.6%        | \$1,392,074  | <b>\$1,511,758</b> | + 8.6%         |
| Percent of Original List Price Received* | 94.5%       | <b>92.8%</b>       | - 1.8%         | 95.6%        | <b>94.8%</b>       | - 0.8%         |
| Days on Market Until Sale                | 37          | <b>49</b>          | + 32.4%        | 25           | <b>35</b>          | + 40.0%        |
| Inventory of Homes for Sale              | 151         | <b>140</b>         | - 7.3%         | --           | --                 | --             |

\* 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.

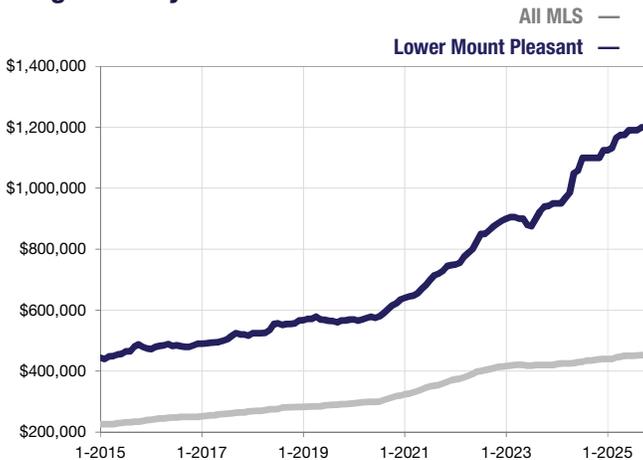
### Townhouse-Condo Attached

| Key Metrics                              | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025             | Percent Change | 2024         | 2025             | Percent Change |
| New Listings                             | 34        | 33               | - 2.9%         | 299          | 293              | - 2.0%         |
| Closed Sales                             | 17        | 20               | + 17.6%        | 218          | 195              | - 10.6%        |
| Median Sales Price*                      | \$505,000 | <b>\$485,000</b> | - 4.0%         | \$475,000    | <b>\$465,000</b> | - 2.1%         |
| Average Sales Price*                     | \$649,641 | <b>\$745,730</b> | + 14.8%        | \$637,083    | <b>\$662,148</b> | + 3.9%         |
| Percent of Original List Price Received* | 94.9%     | <b>94.7%</b>     | - 0.2%         | 97.1%        | <b>95.9%</b>     | - 1.2%         |
| Days on Market Until Sale                | 39        | <b>90</b>        | + 130.8%       | 23           | <b>49</b>        | + 113.0%       |
| Inventory of Homes for Sale              | 59        | <b>67</b>        | + 13.6%        | --           | --               | --             |

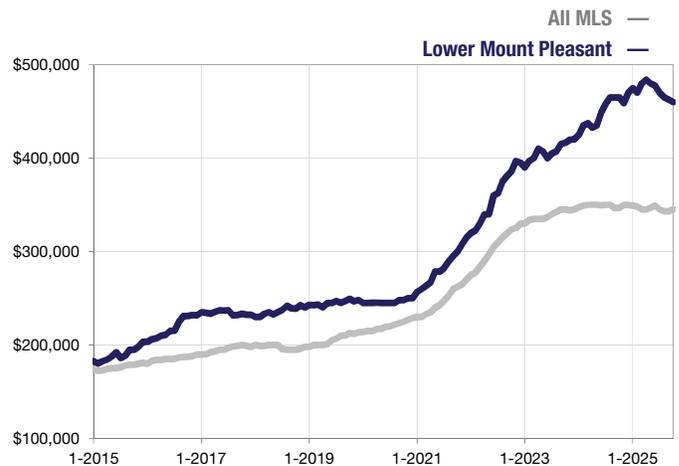
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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## Upper Mount Pleasant

Area 41

### Single-Family Detached

| Key Metrics                              | October     |             |                | Year to Date |             |                |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
|  | 2024        | 2025        | Percent Change | 2024         | 2025        | Percent Change |
| New Listings                             | 78          | 74          | - 5.1%         | 926          | 983         | + 6.2%         |
| Closed Sales                             | 48          | 64          | + 33.3%        | 636          | 703         | + 10.5%        |
| Median Sales Price*                      | \$1,052,500 | \$1,111,250 | + 5.6%         | \$975,000    | \$1,050,000 | + 7.7%         |
| Average Sales Price*                     | \$1,237,955 | \$1,182,353 | - 4.5%         | \$1,137,867  | \$1,174,576 | + 3.2%         |
| Percent of Original List Price Received* | 96.4%       | 97.0%       | + 0.6%         | 97.6%        | 97.4%       | - 0.2%         |
| Days on Market Until Sale                | 64          | 48          | - 25.0%        | 29           | 41          | + 41.4%        |
| Inventory of Homes for Sale              | 176         | 167         | - 5.1%         | --           | --          | --             |

\* 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.

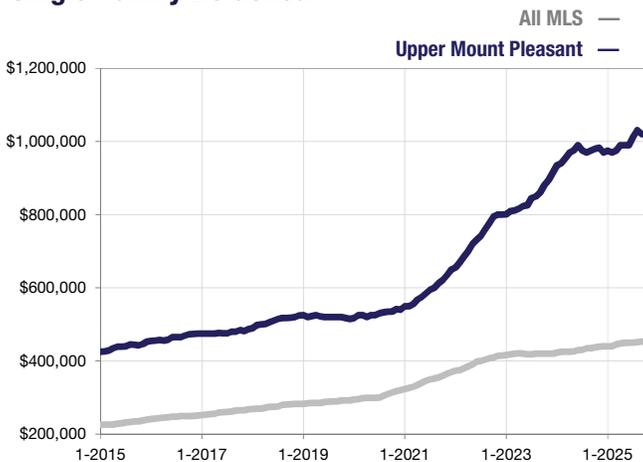
### Townhouse-Condo Attached

| Key Metrics                              | October   |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 29        | 23        | - 20.7%        | 267          | 268       | + 0.4%         |
| Closed Sales                             | 20        | 12        | - 40.0%        | 203          | 198       | - 2.5%         |
| Median Sales Price*                      | \$425,000 | \$548,000 | + 28.9%        | \$510,000    | \$525,000 | + 2.9%         |
| Average Sales Price*                     | \$486,350 | \$559,800 | + 15.1%        | \$529,274    | \$528,059 | - 0.2%         |
| Percent of Original List Price Received* | 95.9%     | 95.2%     | - 0.7%         | 98.3%        | 96.9%     | - 1.4%         |
| Days on Market Until Sale                | 41        | 62        | + 51.2%        | 23           | 40        | + 73.9%        |
| Inventory of Homes for Sale              | 47        | 45        | - 4.3%         | --           | --        | --             |

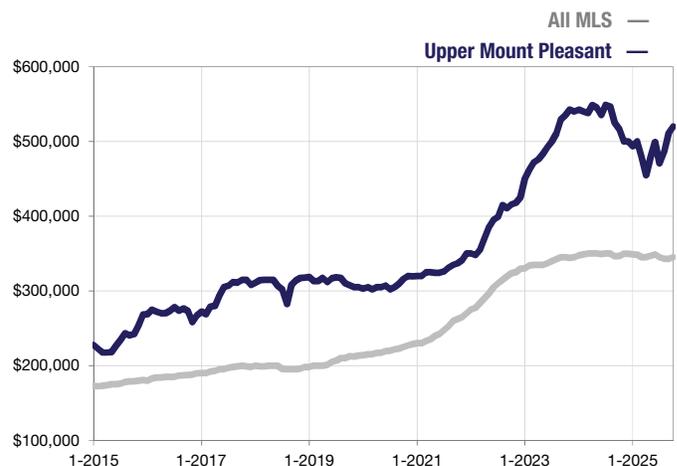
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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## Daniel Island

Area 77

### Single-Family Detached

| Key Metrics                              | October     |             |                | Year to Date |             |                |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
|  | 2024        | 2025        | Percent Change | 2024         | 2025        | Percent Change |
| New Listings                             | 16          | 20          | + 25.0%        | 194          | 202         | + 4.1%         |
| Closed Sales                             | 14          | 7           | - 50.0%        | 139          | 143         | + 2.9%         |
| Median Sales Price*                      | \$2,198,500 | \$1,450,000 | - 34.0%        | \$2,040,000  | \$1,900,000 | - 6.9%         |
| Average Sales Price*                     | \$2,339,071 | \$1,913,571 | - 18.2%        | \$2,455,623  | \$2,341,129 | - 4.7%         |
| Percent of Original List Price Received* | 95.6%       | 92.0%       | - 3.8%         | 95.8%        | 96.0%       | + 0.2%         |
| Days on Market Until Sale                | 31          | 58          | + 87.1%        | 25           | 26          | + 4.0%         |
| Inventory of Homes for Sale              | 29          | 24          | - 17.2%        | --           | --          | --             |

\* 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.

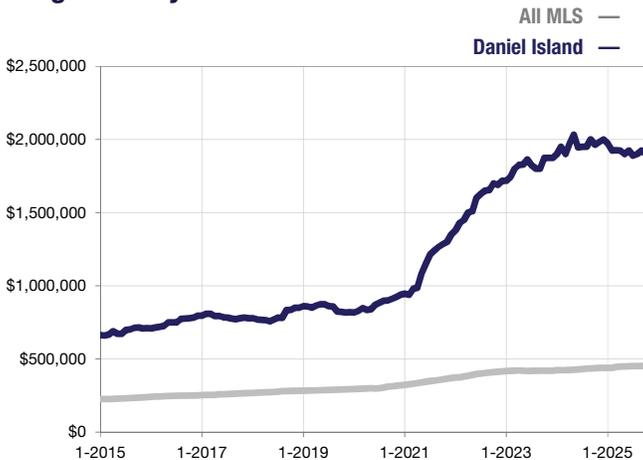
### Townhouse-Condo Attached

| Key Metrics                              | October     |           |                | Year to Date |           |                |
|--|-------------|-----------|----------------|--------------|-----------|----------------|
|  | 2024        | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 16          | 33        | + 106.3%       | 166          | 168       | + 1.2%         |
| Closed Sales                             | 9           | 6         | - 33.3%        | 129          | 73        | - 43.4%        |
| Median Sales Price*                      | \$1,050,000 | \$460,000 | - 56.2%        | \$945,000    | \$510,000 | - 46.0%        |
| Average Sales Price*                     | \$1,173,056 | \$825,833 | - 29.6%        | \$1,257,786  | \$790,884 | - 37.1%        |
| Percent of Original List Price Received* | 97.7%       | 96.7%     | - 1.0%         | 97.5%        | 96.1%     | - 1.4%         |
| Days on Market Until Sale                | 18          | 7         | - 61.1%        | 25           | 36        | + 44.0%        |
| Inventory of Homes for Sale              | 31          | 44        | + 41.9%        | --           | --        | --             |

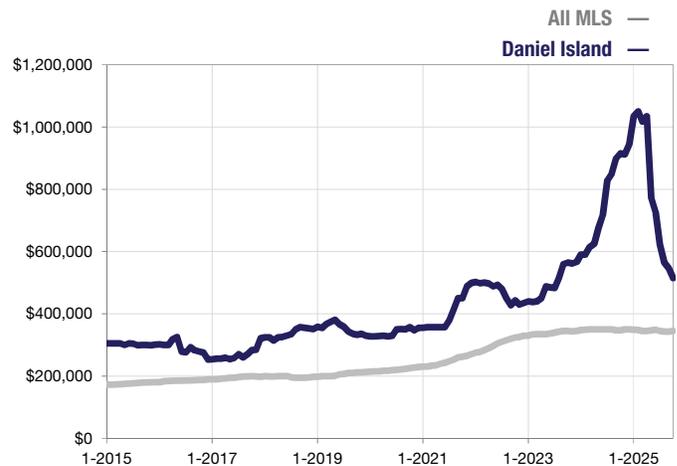
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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## Sullivan's Island

Area 43

| Single-Family Detached                   | October     |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024        | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| <b>Key Metrics</b>                       |             |                    |                |              |                    |                |
| New Listings                             | 5           | 2                  | - 60.0%        | 69           | 59                 | - 14.5%        |
| Closed Sales                             | 1           | 2                  | + 100.0%       | 35           | 28                 | - 20.0%        |
| Median Sales Price*                      | \$4,980,000 | <b>\$9,125,000</b> | + 83.2%        | \$4,200,000  | <b>\$4,100,000</b> | - 2.4%         |
| Average Sales Price*                     | \$4,980,000 | <b>\$9,125,000</b> | + 83.2%        | \$5,192,171  | <b>\$5,408,929</b> | + 4.2%         |
| Percent of Original List Price Received* | 90.5%       | <b>88.6%</b>       | - 2.1%         | 91.3%        | <b>92.8%</b>       | + 1.6%         |
| Days on Market Until Sale                | 33          | <b>118</b>         | + 257.6%       | 64           | <b>65</b>          | + 1.6%         |
| Inventory of Homes for Sale              | 25          | <b>18</b>          | - 28.0%        | --           | --                 | --             |

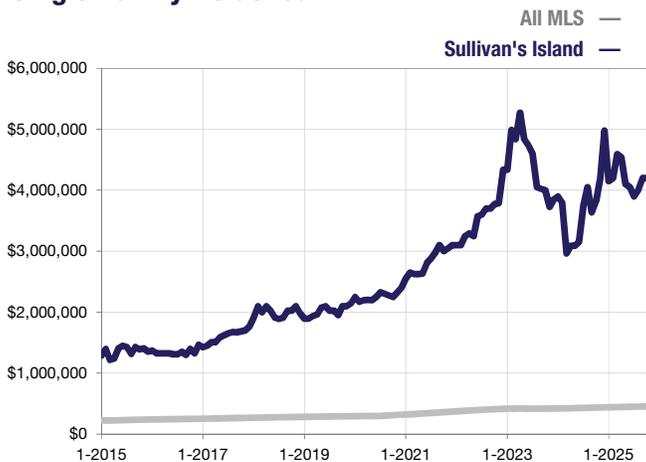
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| Townhouse-Condo Attached                 | October |             |                | Year to Date |             |                |
|--|---------|-------------|----------------|--------------|-------------|----------------|
|  | 2024    | 2025        | Percent Change | 2024         | 2025        | Percent Change |
| <b>Key Metrics</b>                       |         |             |                |              |             |                |
| New Listings                             | 1       | 0           | - 100.0%       | 4            | 0           | - 100.0%       |
| Closed Sales                             | 0       | 0           | --             | 1            | 0           | - 100.0%       |
| Median Sales Price*                      | \$0     | <b>\$0</b>  | --             | \$890,000    | <b>\$0</b>  | - 100.0%       |
| Average Sales Price*                     | \$0     | <b>\$0</b>  | --             | \$890,000    | <b>\$0</b>  | - 100.0%       |
| Percent of Original List Price Received* | 0.0%    | <b>0.0%</b> | --             | 93.7%        | <b>0.0%</b> | - 100.0%       |
| Days on Market Until Sale                | 0       | 0           | --             | 16           | 0           | - 100.0%       |
| Inventory of Homes for Sale              | 1       | 0           | - 100.0%       | --           | --          | --             |

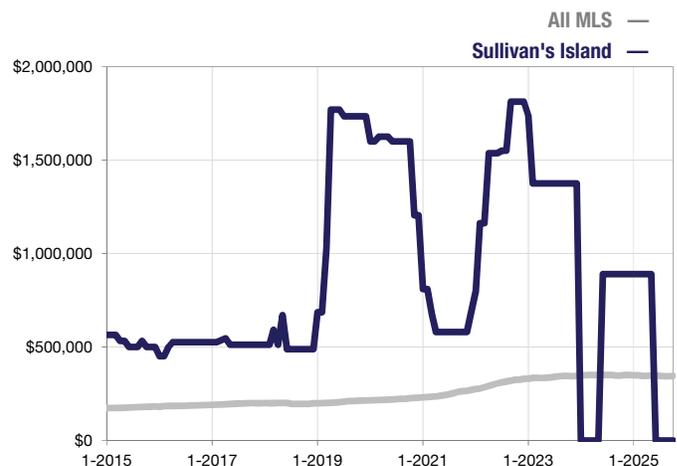
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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## West Ashley Area

Areas 11 & 12

### Single-Family Detached

| Key Metrics                              | October   |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 123       | 112       | - 8.9%         | 1,002        | 1,169     | + 16.7%        |
| Closed Sales                             | 63        | 60        | - 4.8%         | 739          | 788       | + 6.6%         |
| Median Sales Price*                      | \$535,000 | \$530,000 | - 0.9%         | \$525,000    | \$560,000 | + 6.7%         |
| Average Sales Price*                     | \$604,655 | \$694,653 | + 14.9%        | \$612,779    | \$681,524 | + 11.2%        |
| Percent of Original List Price Received* | 96.8%     | 94.1%     | - 2.8%         | 97.3%        | 96.2%     | - 1.1%         |
| Days on Market Until Sale                | 26        | 53        | + 103.8%       | 24           | 34        | + 41.7%        |
| Inventory of Homes for Sale              | 178       | 200       | + 12.4%        | --           | --        | --             |

\* 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.

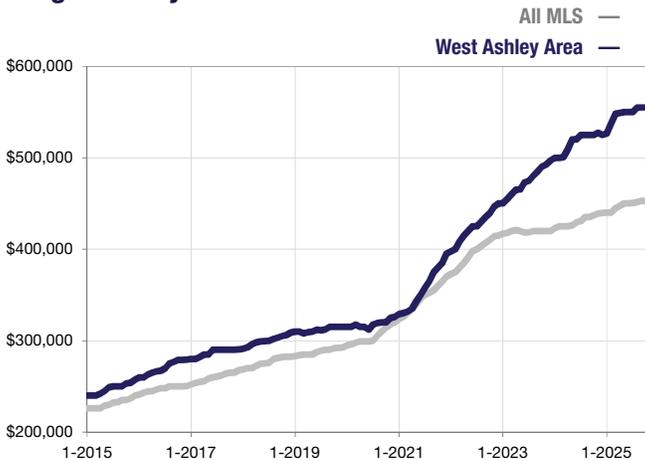
### Townhouse-Condo Attached

| Key Metrics                              | October   |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 35        | 35        | 0.0%           | 379          | 410       | + 8.2%         |
| Closed Sales                             | 28        | 24        | - 14.3%        | 255          | 278       | + 9.0%         |
| Median Sales Price*                      | \$356,500 | \$367,000 | + 2.9%         | \$330,000    | \$351,500 | + 6.5%         |
| Average Sales Price*                     | \$361,118 | \$369,983 | + 2.5%         | \$347,404    | \$352,864 | + 1.6%         |
| Percent of Original List Price Received* | 96.7%     | 94.9%     | - 1.9%         | 97.0%        | 97.6%     | + 0.6%         |
| Days on Market Until Sale                | 30        | 61        | + 103.3%       | 31           | 36        | + 16.1%        |
| Inventory of Homes for Sale              | 68        | 90        | + 32.4%        | --           | --        | --             |

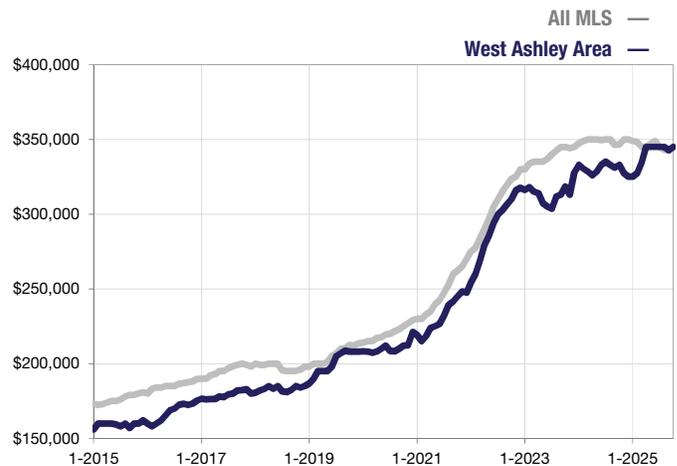
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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## James Island

Area 21

### Single-Family Detached

| Key Metrics                              | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025             | Percent Change | 2024         | 2025             | Percent Change |
| New Listings                             | 55        | 54               | - 1.8%         | 523          | 636              | + 21.6%        |
| Closed Sales                             | 46        | 39               | - 15.2%        | 389          | 412              | + 5.9%         |
| Median Sales Price*                      | \$708,250 | <b>\$740,000</b> | + 4.5%         | \$685,000    | <b>\$687,000</b> | + 0.3%         |
| Average Sales Price*                     | \$815,540 | <b>\$880,820</b> | + 8.0%         | \$820,513    | <b>\$833,143</b> | + 1.5%         |
| Percent of Original List Price Received* | 96.0%     | <b>97.1%</b>     | + 1.1%         | 96.6%        | <b>95.7%</b>     | - 0.9%         |
| Days on Market Until Sale                | 24        | <b>31</b>        | + 29.2%        | 26           | <b>36</b>        | + 38.5%        |
| Inventory of Homes for Sale              | 87        | <b>120</b>       | + 37.9%        | --           | --               | --             |

\* 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.

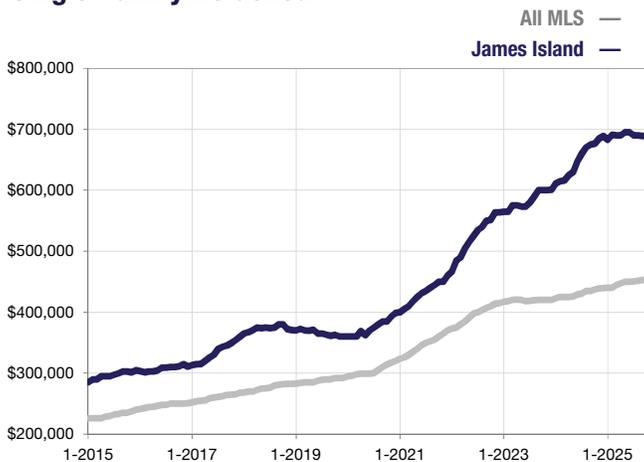
### Townhouse-Condo Attached

| Key Metrics                              | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025             | Percent Change | 2024         | 2025             | Percent Change |
| New Listings                             | 16        | 27               | + 68.8%        | 157          | 220              | + 40.1%        |
| Closed Sales                             | 11        | 7                | - 36.4%        | 114          | 139              | + 21.9%        |
| Median Sales Price*                      | \$330,000 | <b>\$350,000</b> | + 6.1%         | \$369,500    | <b>\$354,000</b> | - 4.2%         |
| Average Sales Price*                     | \$330,227 | <b>\$347,500</b> | + 5.2%         | \$379,030    | <b>\$364,858</b> | - 3.7%         |
| Percent of Original List Price Received* | 96.5%     | <b>94.7%</b>     | - 1.9%         | 96.9%        | <b>95.1%</b>     | - 1.9%         |
| Days on Market Until Sale                | 13        | <b>64</b>        | + 392.3%       | 26           | <b>48</b>        | + 84.6%        |
| Inventory of Homes for Sale              | 33        | <b>53</b>        | + 60.6%        | --           | --               | --             |

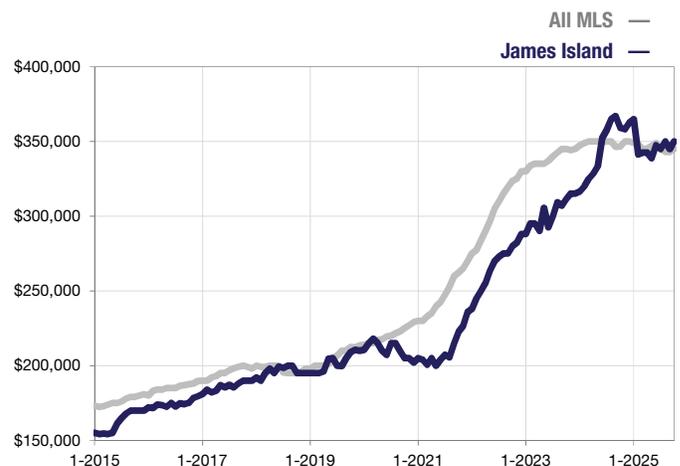
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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## Folly Beach

Area 22

| Single-Family Detached                   | October     |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024        | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| <b>Key Metrics</b>                       |             |                    |                |              |                    |                |
| New Listings                             | 5           | 7                  | + 40.0%        | 99           | 97                 | - 2.0%         |
| Closed Sales                             | 5           | 6                  | + 20.0%        | 49           | 39                 | - 20.4%        |
| Median Sales Price*                      | \$1,300,000 | <b>\$2,750,000</b> | + 111.5%       | \$1,475,000  | <b>\$1,443,000</b> | - 2.2%         |
| Average Sales Price*                     | \$1,624,200 | <b>\$2,284,167</b> | + 40.6%        | \$1,662,935  | <b>\$1,640,846</b> | - 1.3%         |
| Percent of Original List Price Received* | 91.3%       | <b>86.8%</b>       | - 4.9%         | 90.4%        | <b>89.9%</b>       | - 0.6%         |
| Days on Market Until Sale                | 84          | <b>115</b>         | + 36.9%        | 63           | <b>85</b>          | + 34.9%        |
| Inventory of Homes for Sale              | 35          | <b>45</b>          | + 28.6%        | --           | --                 | --             |

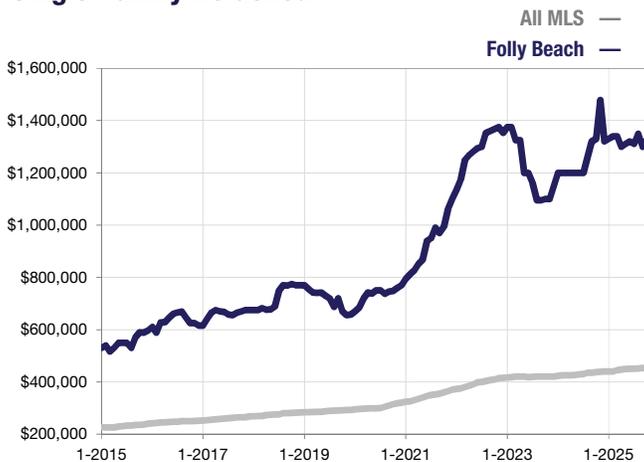
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025             | Percent Change | 2024         | 2025             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 3         | 8                | + 166.7%       | 68           | 85               | + 25.0%        |
| Closed Sales                             | 4         | 5                | + 25.0%        | 33           | 40               | + 21.2%        |
| Median Sales Price*                      | \$715,000 | <b>\$470,000</b> | - 34.3%        | \$538,000    | <b>\$620,000</b> | + 15.2%        |
| Average Sales Price*                     | \$707,500 | <b>\$609,600</b> | - 13.8%        | \$629,982    | <b>\$716,975</b> | + 13.8%        |
| Percent of Original List Price Received* | 91.3%     | <b>93.1%</b>     | + 2.0%         | 94.2%        | <b>93.6%</b>     | - 0.6%         |
| Days on Market Until Sale                | 105       | <b>115</b>       | + 9.5%         | 70           | <b>86</b>        | + 22.9%        |
| Inventory of Homes for Sale              | 27        | <b>30</b>        | + 11.1%        | --           | --               | --             |

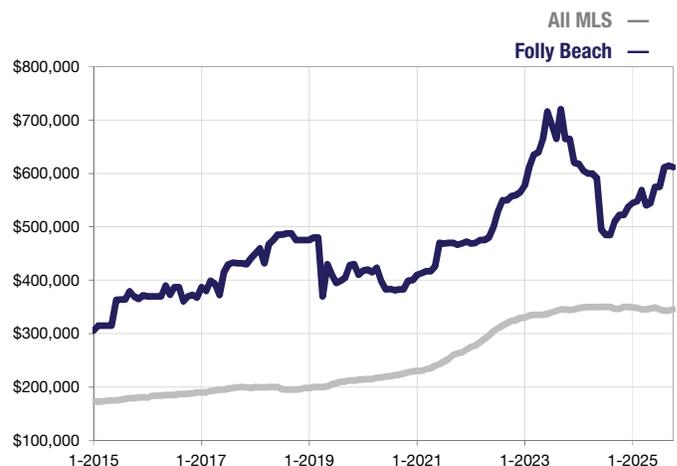
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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



## Johns Island

Area 23

### Single-Family Detached

| Key Metrics                              | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025             | Percent Change | 2024         | 2025             | Percent Change |
| New Listings                             | 77        | 92               | + 19.5%        | 778          | 852              | + 9.5%         |
| Closed Sales                             | 49        | 52               | + 6.1%         | 543          | 519              | - 4.4%         |
| Median Sales Price*                      | \$751,027 | <b>\$727,000</b> | - 3.2%         | \$631,000    | <b>\$700,000</b> | + 10.9%        |
| Average Sales Price*                     | \$973,887 | <b>\$811,561</b> | - 16.7%        | \$792,486    | <b>\$825,948</b> | + 4.2%         |
| Percent of Original List Price Received* | 98.7%     | <b>95.1%</b>     | - 3.6%         | 97.7%        | <b>97.0%</b>     | - 0.7%         |
| Days on Market Until Sale                | 36        | 55               | + 52.8%        | 31           | 44               | + 41.9%        |
| Inventory of Homes for Sale              | 163       | 184              | + 12.9%        | --           | --               | --             |

\* 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.

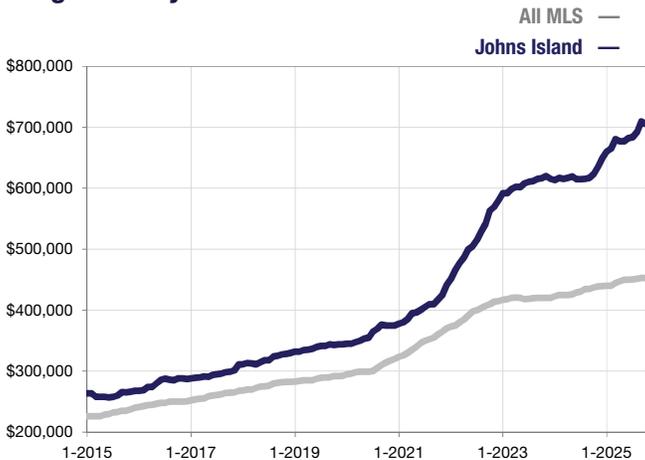
### Townhouse-Condo Attached

| Key Metrics                              | October   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025             | Percent Change | 2024         | 2025             | Percent Change |
| New Listings                             | 12        | 14               | + 16.7%        | 86           | 133              | + 54.7%        |
| Closed Sales                             | 5         | 7                | + 40.0%        | 69           | 90               | + 30.4%        |
| Median Sales Price*                      | \$525,692 | <b>\$415,000</b> | - 21.1%        | \$410,000    | <b>\$418,750</b> | + 2.1%         |
| Average Sales Price*                     | \$515,365 | <b>\$410,541</b> | - 20.3%        | \$453,459    | <b>\$456,186</b> | + 0.6%         |
| Percent of Original List Price Received* | 100.2%    | <b>95.9%</b>     | - 4.3%         | 97.0%        | <b>99.1%</b>     | + 2.2%         |
| Days on Market Until Sale                | 56        | 94               | + 67.9%        | 29           | 67               | + 131.0%       |
| Inventory of Homes for Sale              | 20        | 26               | + 30.0%        | --           | --               | --             |

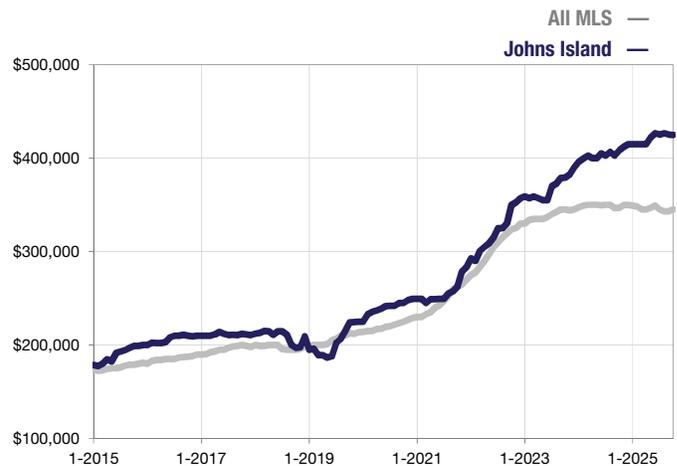
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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



## Kiawah

Area 25

### Single-Family Detached

| Key Metrics                              | October     |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024        | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| New Listings                             | 8           | 5                  | - 37.5%        | 70           | 59                 | - 15.7%        |
| Closed Sales                             | 11          | 3                  | - 72.7%        | 56           | 48                 | - 14.3%        |
| Median Sales Price*                      | \$2,450,000 | <b>\$3,050,000</b> | + 24.5%        | \$2,397,500  | <b>\$2,797,500</b> | + 16.7%        |
| Average Sales Price*                     | \$2,975,182 | <b>\$2,702,000</b> | - 9.2%         | \$2,950,009  | <b>\$3,197,750</b> | + 8.4%         |
| Percent of Original List Price Received* | 96.8%       | <b>92.1%</b>       | - 4.9%         | 94.0%        | <b>93.7%</b>       | - 0.3%         |
| Days on Market Until Sale                | 21          | <b>43</b>          | + 104.8%       | 54           | <b>54</b>          | 0.0%           |
| Inventory of Homes for Sale              | 16          | <b>11</b>          | - 31.3%        | --           | --                 | --             |

\* 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                              | October     |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024        | 2025               | Percent Change | 2024         | 2025               | Percent Change |
| New Listings                             | 6           | 3                  | - 50.0%        | 88           | 65                 | - 26.1%        |
| Closed Sales                             | 4           | 1                  | - 75.0%        | 63           | 45                 | - 28.6%        |
| Median Sales Price*                      | \$955,000   | <b>\$1,600,000</b> | + 67.5%        | \$935,000    | <b>\$890,000</b>   | - 4.8%         |
| Average Sales Price*                     | \$1,032,500 | <b>\$1,600,000</b> | + 55.0%        | \$1,407,102  | <b>\$1,132,940</b> | - 19.5%        |
| Percent of Original List Price Received* | 95.3%       | <b>91.4%</b>       | - 4.1%         | 97.2%        | <b>96.0%</b>       | - 1.2%         |
| Days on Market Until Sale                | 34          | <b>33</b>          | - 2.9%         | 30           | <b>46</b>          | + 53.3%        |
| Inventory of Homes for Sale              | 19          | <b>18</b>          | - 5.3%         | --           | --                 | --             |

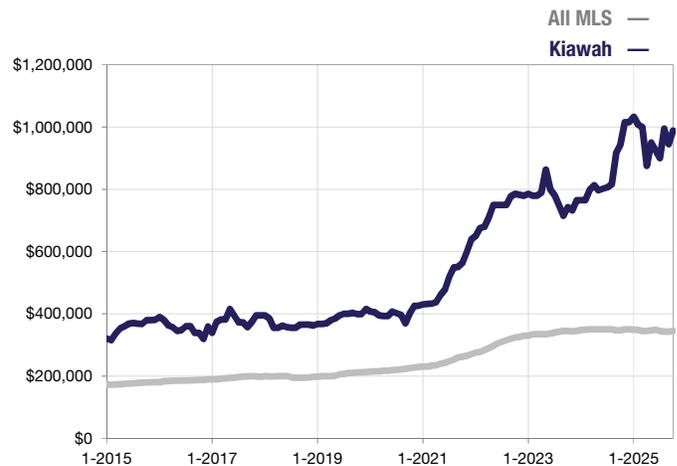
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – October 2025

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



## Greater North Charleston

Areas 31 & 32

### Single-Family Detached

| Key Metrics                              | October   |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 108       | 124       | + 14.8%        | 1,116        | 1,154     | + 3.4%         |
| Closed Sales                             | 94        | 67        | - 28.7%        | 799          | 753       | - 5.8%         |
| Median Sales Price*                      | \$353,000 | \$329,900 | - 6.5%         | \$335,000    | \$345,500 | + 3.1%         |
| Average Sales Price*                     | \$360,330 | \$350,703 | - 2.7%         | \$357,931    | \$372,093 | + 4.0%         |
| Percent of Original List Price Received* | 95.3%     | 95.8%     | + 0.5%         | 96.5%        | 96.1%     | - 0.4%         |
| Days on Market Until Sale                | 33        | 37        | + 12.1%        | 31           | 38        | + 22.6%        |
| Inventory of Homes for Sale              | 205       | 279       | + 36.1%        | --           | --        | --             |

\* 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.

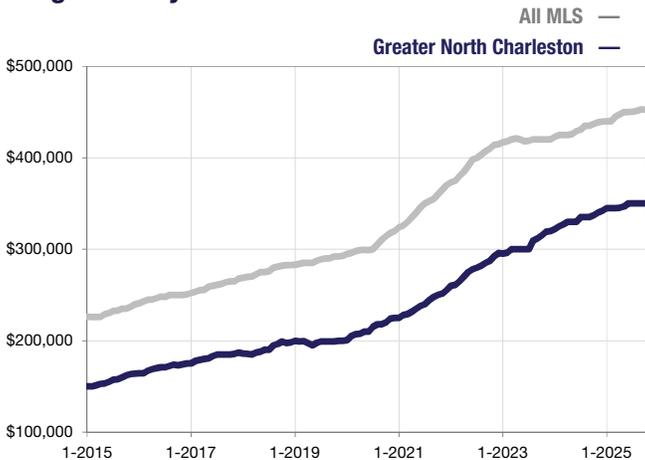
### Townhouse-Condo Attached

| Key Metrics                              | October   |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                             | 29        | 26        | - 10.3%        | 269          | 349       | + 29.7%        |
| Closed Sales                             | 26        | 14        | - 46.2%        | 218          | 181       | - 17.0%        |
| Median Sales Price*                      | \$270,250 | \$254,500 | - 5.8%         | \$245,000    | \$265,000 | + 8.2%         |
| Average Sales Price*                     | \$309,904 | \$290,499 | - 6.3%         | \$274,602    | \$289,235 | + 5.3%         |
| Percent of Original List Price Received* | 94.7%     | 95.3%     | + 0.6%         | 96.2%        | 95.4%     | - 0.8%         |
| Days on Market Until Sale                | 42        | 23        | - 45.2%        | 38           | 45        | + 18.4%        |
| Inventory of Homes for Sale              | 57        | 116       | + 103.5%       | --           | --        | --             |

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

#### Single-Family Detached



#### Townhouse-Condo Attached

