

OCTOBER 2025

Charleston Real Estate

Your Real Estate & Community Update



Charleston Real Estate Market Update, YTD 2025 vs. 2024-

Sales Activity: Overall stability continues, with sales tracking closely to last year. **Transactions:** Year-to-date, closed transactions are up 0.8% compared to the same period in 2024. **Home Prices:** Median sales prices remain strong, up 2.4% year over year. The current area median is \$441,000. **Mortgage Rates:** Rates have moved back under 6.5%. The Federal Reserve cut its benchmark rate by 0.25% and signaled the possibility of two additional quarter-point cuts before year-end.

💡 What This Means for You

- Buyers: Slightly lower rates can improve monthly affordability; acting before any broader rate-driven demand surge may reduce competition.
- Sellers: Steady price growth underscores buyer confidence—listing now positions you to capture today's demand.

Charleston Economic & Community Highlights-

Aviation & Manufacturing: Uzbekistan Airways ordered 14 Boeing 787-9 Dreamliners with options for 8 more—supporting nearly 35,000 U.S. jobs tied to the 787 program. Korean Air announced a purchase of 103 Boeing aircraft, including 25 Dreamliners built in North Charleston—the airline's largest order and Boeing's biggest in Asia—supporting about 135,000 U.S. jobs.

Ports & Trade: After a soybean facility closure, SC Ports partnered with agriculture leaders to keep product moving—exporting 3 million bushels from May–August through Charleston. Agricultural exports are up 35% in early FY 2026.

Healthcare Growth: MUSC broke ground on the \$130M Nexton Medical Center in Berkeley County—a 70-bed hospital serving the growing Nexton and Tri-County communities. The campus will include a 30,000-square-foot outpatient cancer facility. MUSC also received \$7M in Duke Endowment healthcare grants, supporting continued excellence and access across the region.

Local Events

October is here, and fall has arrived with a calendar full of events!

It's the perfect season for the **Boone Hall Pumpkin Patch Festival** and spooky thrills at **Fright Nights**. On stage, **PURE Theatre** is presenting *Covenant* by York Walker, **Dock Street Theatre** brings *Dial M for Murder* starting October 15, and the **Footlight Players** will perform Agatha Christie's *The Mousetrap* at the Queen Street Playhouse.

The **MOJA Arts Festival** continues through October 5, and music lovers can enjoy **The Sound of Charleston** every Wednesday at the Circular Congregational Church, or the **Live Under the Oaks** free concert series each Thursday at Mount Pleasant Towne Centre.

Looking for more fall fun? **Holy City Brewing** is hosting a Haunted House throughout October, and **Bulldog Tours** offers their Ghosts and Spirits Tour every Friday night. Sports fans can catch the **Charleston Battery's** final home matches on October 11, 18, and 25, while the **South Carolina Stingrays** return to the ice on October 18 and 29.

October Events Calendar – At a Glance:

- Oct 2 – John Cleese, Charleston Music Hall
- Oct 2–3 – CSO Mozart & Brahms Chamber Concert, Charleston Library Society
- Oct 3–5 – Charleston PPA Pickleball Challenger, Collins Park, N. Charleston
- Oct 4 – Goose Creek Fall Festival, Municipal Complex
- Oct 4 – IOP Connector Run & Lowcountry Trail Run, Johns Island County Park
- Oct 4 – Mermaids & Mateys Festival w/ Dangermuffin, Folly Beach
- Oct 5 – Latin American Festival, Wannamaker County Park
- Oct 9 – Oteil & Friends, The Refinery
- Oct 10 – Legends of Laughter, N. Chas PAC
- Oct 10–11 – Riverfront Revival Music Festival (Darius Rucker, Whiskey Myers, Lukas Nelson), Riverfront Park N. Charleston
- Oct 11 – Oktoberfest Charleston, St. Matthew's Lutheran Church
- Oct 12 – 2nd Sunday on King Street
- Oct 16 – Wine on the Piazza, Edmondston-Alston House
- Oct 17 – Steep Canyon Rangers, Charleston Music Hall
- Oct 18 – BBQ, Bluegrass & Bourbon, Freshfields Village, Kiawah
- Oct 18 – Charleston Jazz Orchestra: Autumn Leaves, Charleston Music Hall
- Oct 19 – 38th Annual Children's Day Festival, Park West Rec Complex
- Oct 21 – Reese Witherspoon & Harlan Coben, Gaillard Center & Jesse McCartney, The Refinery
- Oct 23–26 – Disney on Ice: Mickey's Search Party, N. Chas Coliseum
- Oct 25 – Charleston Beer Fest, Riverfront Park N. Chas
- Oct 25 – Trick, Treat & Trail Family Run/Festival, Wannamaker County Park
- Oct 29 – The Addams Family (musical comedy), Gaillard Center
- Oct 30–31 – SC Ballet: Dracula – Ballet with a Bite, Charleston Music Hall
- Oct 31 – Halloween Carnival, Isle of Palms



See enclosed for "readable" image.

Does fall home maintenance ever seem overwhelming? It's easy to feel behind when the to-do list piles up and you're scrambling to get everything done. One simple way to avoid that last-minute rush is to break your tasks into smaller steps now and spread them out over a manageable schedule.

This month, I'm sharing an easy three-month task list that will help you get started. Checking these items off your to-do list can help prevent future issues — while also giving you the satisfaction and peace of mind that they're taken care of.

I'm also sharing a list of the recommended top service providers you should have. If you need a referral, let me know and I'll connect you with a great one in my network.

Warm regards,

Sarah & Danny

Jan-Aug	2024	includes SFD, SFA, and mobile homes	Jan-Aug	2025		
# of	Median	Residential	# of	Median	% change	% change
Sales	Sales Price	Area	Sales	Sales Price	in number	in price
315	\$545,000	11 - West of the Ashley Inside I-526	344	\$585,000	9.2%	7.3%
510	\$460,740	12 - West of the Ashley Outside I-526	546	\$484,875	7.1%	5.2%
99	\$640,000	13 - West of the Ashley beyond Rantowles Creek	221	\$401,650	123.2%	-37.2%
411	\$625,000	21 - James Island	445	\$607,500	8.3%	-2.8%
65	\$950,000	22 - Folly Beach to Battery Island	62	\$960,000	-4.6%	1.1%
503	\$596,640	23 - Johns Island	501	\$640,777	-0.4%	7.4%
13	\$1,250,000	24 - Wadmalaw Island	17	\$1,125,000	30.8%	-10.0%
95	\$1,740,000	25 - Kiawah	74	\$1,870,000	-22.1%	7.5%
14	\$830,000	26 - Edisto Island	22	\$947,450	57.1%	14.2%
65	\$849,000	27 - CLN - Edisto Beach	74	\$840,000	13.8%	-1.1%
6	\$1,532,500	28 - CLN - Edisto Island	0	\$0	-100.0%	-100.0%
129	\$950,000	30 - Seabrook	131	\$875,000	1.6%	-7.9%
268	\$350,000	31 - North Charleston Inside I-526	279	\$400,000	4.1%	14.3%
546	\$315,000	32 - N.Charleston, Summerville, Ladson, Outside I-526	490	\$320,500	-10.3%	1.7%
707	\$852,000	41 - Mt Pleasant N of IOP Connector	748	\$882,500	5.8%	3.6%
583	\$875,000	42 - Mt Pleasant S of IOP Connector	588	\$988,750	0.9%	13.0%
29	\$5,300,000	43 - Sullivan's Island	24	\$4,100,000	-17.2%	-22.6%
64	\$2,000,000	44 - Isle of Palms	67	\$2,435,000	4.7%	21.8%
83	\$1,240,000	45 - Wild Dunes	72	\$1,305,500	-13.3%	5.3%
1	\$1,385,000	46 - Dewees Island	5	\$925,000	400.0%	-33.2%
71	\$744,746	47 - Awendaw/McClellanville	55	\$769,990	-22.5%	3.4%
256	\$1,130,000	51 - Peninsula Charleston Inside of Crosstown	272	\$1,250,000	6.3%	10.6%
111	\$859,000	52 - Peninsula Charleston Outside of Crosstown	129	\$899,000	16.2%	4.7%
477	\$345,000	61 - N. Chas/Summerville/Ladson-Dor	524	\$350,625	9.9%	1.6%
413	\$350,000	62 - Summerville/Ladson/Ravenel to Hwy 165	316	\$345,000	-23.5%	-1.4%
1,514	\$387,842	63 - Summerville/Ridgeville	1,232	\$398,206	-18.6%	2.7%
64	\$272,625	64 - St. George, Harleyville, Reevesville, Dorchester	69	\$298,000	7.8%	9.3%
167	\$400,000	71 - Hanahan	189	\$423,000	13.2%	5.8%
552	\$349,945	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	570	\$354,900	3.3%	1.4%
370	\$350,000	73 - G. Cr./M. Cor. Hwy 17A-Oakley-Hwy 52	366	\$352,450	-1.1%	0.7%
1,682	\$411,845	74 - Summerville, Ladson, Berkeley Cty	1,846	\$414,900	9.8%	0.7%
242	\$369,500	75 - Cross, St.Stephen, Bonneau, Rural Berkeley Cty	275	\$400,000	13.6%	8.3%
306	\$330,000	76 - Moncks Corner Above Oakley Rd	334	\$362,230	9.2%	9.8%
226	\$1,612,500	77 - Daniel Island	184	\$1,520,000	-18.6%	-5.7%
213	\$600,000	78 - Wando/Cainhoy	183	\$575,000	-14.1%	-4.2%
11,170	\$430,000	Totals	11,254	\$440,534	0.8%	2.4%
8,865	\$452,629	Single Family Detached(SFD) Only(Totals)	8,868	\$475,000	0.0%	4.9%

1,410	\$430,000	Aug 24(left) vs Aug 25(right) SFD,SFA,mh	1,408	\$437,324	-0.1%	1.7%
1,581	\$443,197	July 25(left) vs Aug 25(right) SFD,SFA,mh	1,408	\$437,324	-10.9%	-1.3%

rolling 6 months SFD,SFA,mh

9,006	\$432,768	3/1/24-8/31/24(left) vs 3/1/25-8/31/25(rt)	9,129	\$445,000	1.4%	2.8%
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rolling 12 months SFD,SFA,mh

16,019	\$425,000	9/1/23-8/31/24(left) vs 9/1/24-8/31/25(rt)	16,205	\$436,181	1.2%	2.6%
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SFD=Single family detached homes, SFA=Single Family Attached, mh=mobile homes

The Anchor & Vine Team



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Realtor

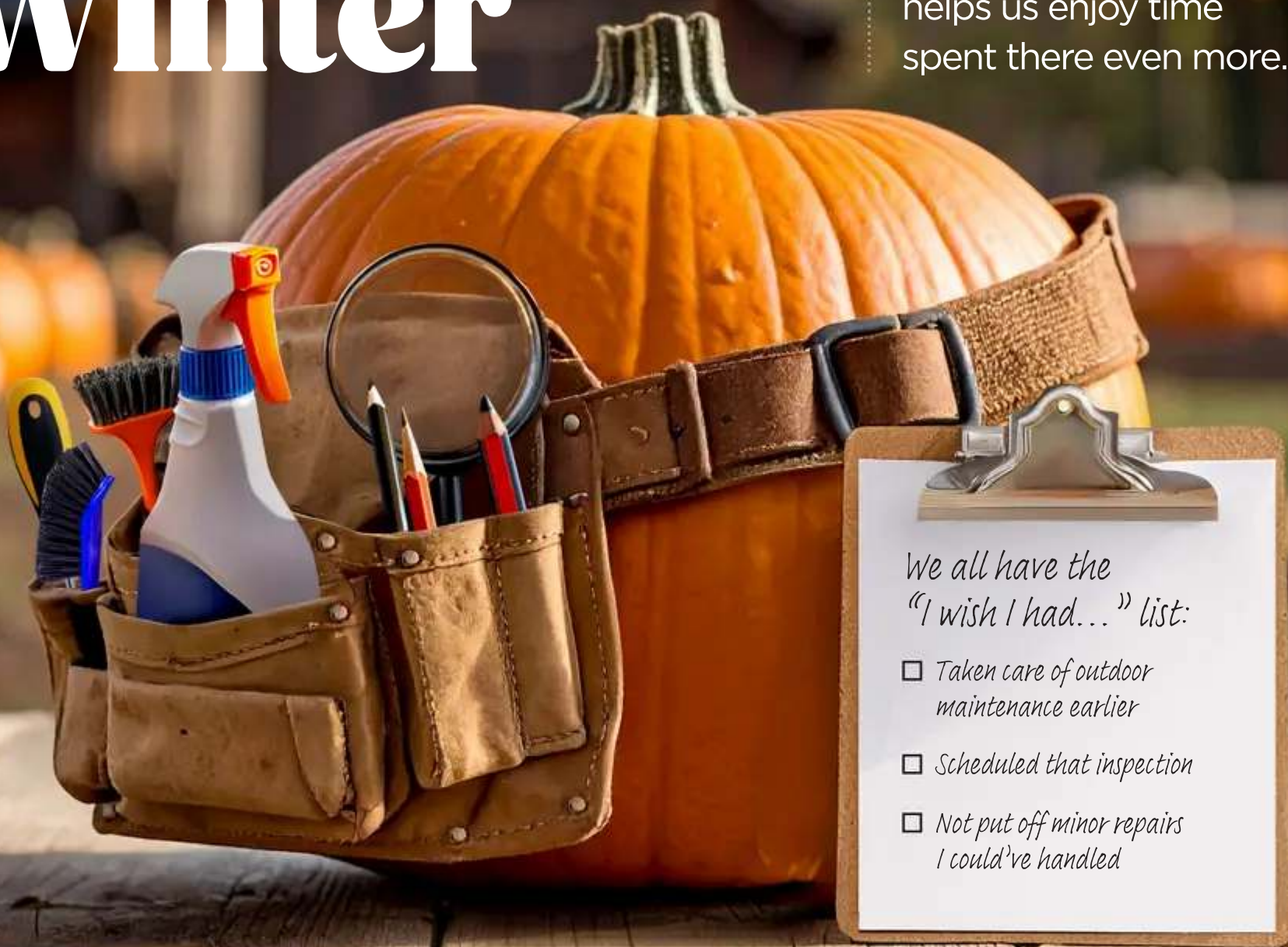
C: 843.327.8307

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Oh, by the way...if you know of someone who would appreciate the level of service I provide, please call me with their name and contact information. I'll be happy to follow up and take great care of them in a way that is healthy and safe.

Smart Ways to Prep for Winter

We love our homes—
and staying on top of
routine maintenance
helps us enjoy time
spent there even more.



*We all have the
“I wish I had...” list:*

- ☐ Taken care of outdoor maintenance earlier
- ☐ Scheduled that inspection
- ☐ Not put off minor repairs I could’ve handled

Start with a monthly plan

October

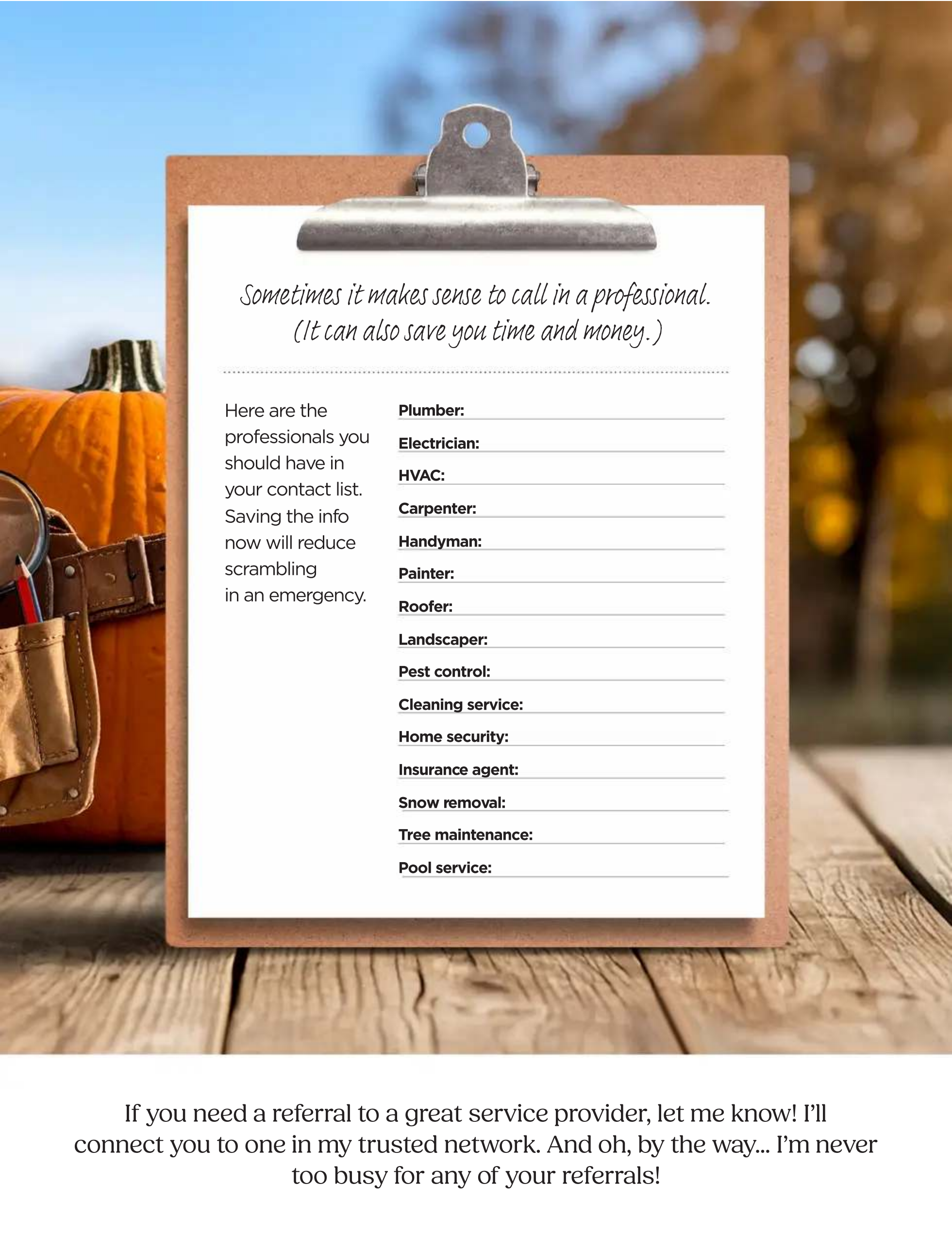
- ☐ Test smoke/CO detectors
- ☐ Clean and repair gutters and downspouts
- ☐ Inspect roof, foundation and siding
- ☐ Inspect and seal windows and doors
- ☐ Inspect chimney and schedule a cleaning if necessary

November

- ☐ Have HVAC inspected and serviced
- ☐ Clean dryer vents
- ☐ Inspect exterior lighting
- ☐ Trim bushes and trees
- ☐ Clean up and prepare garden beds and lawn

December

- ☐ Deep clean carpets
- ☐ Deep clean major kitchen appliances
- ☐ Check circuit breakers
- ☐ Test GFCI outlets
- ☐ Set ceiling fans to spin clockwise



*Sometimes it makes sense to call in a professional.
(It can also save you time and money.)*

Here are the professionals you should have in your contact list. Saving the info now will reduce scrambling in an emergency.

Plumber: _____

Electrician: _____

HVAC: _____

Carpenter: _____

Handyman: _____

Painter: _____

Roofer: _____

Landscaper: _____

Pest control: _____

Cleaning service: _____

Home security: _____

Insurance agent: _____

Snow removal: _____

Tree maintenance: _____

Pool service: _____

If you need a referral to a great service provider, let me know! I'll connect you to one in my trusted network. And oh, by the way... I'm never too busy for any of your referrals!