

Charleston's Housing Inventory: A Persistent Challenge

New data reveals a continued squeeze on available homes in the tri-county area.

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THE DATA

2.8 months

Housing Supply

The Charleston-North Charleston-Summerville MSA recorded 2.8 months of housing supply in July 2026.

This figure indicates a tight market, reflecting a 7% decrease in inventory compared to the previous quarter. Such low levels of available homes typically point to sustained buyer demand outpacing new listings, creating competitive conditions.



Source: Federal Reserve Bank of Richmond · Published August 11, 2026

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Buyer Competition Intensifies Amidst Scarce Listings

For prospective buyers in the Charleston tri-county area, reduced housing inventory means increased competition. Properties that are well-priced and in desirable locations are likely to attract multiple offers, requiring agile decision-making and strong financial positioning. This environment necessitates a clear understanding of market value and readiness to act swiftly.



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Strategic Advantage for Well-Positioned Sellers

Sellers in Charleston's current market may find a favorable landscape, particularly for homes that meet buyer expectations for condition and location. While low inventory can drive prices, strategic pricing and presentation remain crucial to maximize interest and secure optimal terms. Understanding local demand pockets within Charleston, Berkeley, and Dorchester counties is key.

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