

This chart shows the lower and higher prices for single family detached homes in each MLS area.

P15 is the 15th percentile. Only 15% of homes sold for less than this recently.

Difficult for a buyer to find a home for less than P15.

P85 is the 85th percentile. Only 15% of homes sold for more than this recently.

Difficult for a seller to sell for more than P85.

70% of recent sales are between these 2 numbers

	2022	2022	2023	2023	2024	2024
MLS area	P15	P85	P15	P85	P15	P85
11 - West of the Ashley Inside I-526	\$350k	\$755k	\$386k	\$835k	\$405k	\$985k
12 - West of the Ashley Outside I-526	\$354k	\$570k	\$382k	\$626k	\$412k	\$629k
21 - James Island	\$420k	\$818k	\$450k	\$900k	\$519k	\$1.15M
23 - Johns Island	\$427k	\$825k	\$479k	\$975k	\$490k	\$1.2M
31 - North Charleston Inside I-526	\$150k	\$508k	\$185k	\$577k	\$190k	\$630k
32 - North Charleston/Summerville Outside I-526	\$229k	\$353k	\$250k	\$385k	\$270k	\$407k
41 - Mt Pleasant N of IOP Connector	\$565k	\$1.2M	\$604k	1.4M	\$661k	\$1.55M
42 - Mt Pleasant S of IOP Connector	\$599k	\$1.8M	\$650k	2.05M	\$705k	\$2.1M
51 - Peninsula Charleston Inside of Crosstown	\$650k	\$3M	\$765k	\$3.4M	\$805k	\$3.65M
52 - Peninsula Charleston Outside of Crosstown	\$410k	\$1.05M	\$515k	\$1.3M	\$610k	\$1.4M
61 - N. Chas/Summerville/Ladson-Dor	\$282k	\$447k	\$302k	\$475k	\$300k	\$486k
62 - Summerville/Ladson/Ravenel to Hwy 165	\$270k	\$418k	\$288k	\$445k	\$290k	\$500k
63 - Summerville/Ridgeville	\$300k	\$502k	\$324k	\$501k	\$324k	\$490k
71 - Hanahan	\$275k	\$535k	\$302k	\$589k	\$295k	\$589k
72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	\$250k	\$399k	\$270k	\$405k	\$285k	\$420k
73 - G. Cr./M. Cor. Hwy 17A-Oakley-Hwy 52	\$280k	\$440k	\$300k	\$425k	\$305k	\$465k
74 - Jedburg Rd-Black Tom-Hwy 17A-Col Pk	\$330k	\$548k	\$325k	\$555k	\$350k	\$601k
75 - Cross, St Stephen, Bonneau, Rural Berkeley	\$275k	\$612k	\$265k	\$635k	\$250k	\$715k
76 - Moncks Corner above Oakley Rd	\$250k	\$409k	\$275k	\$404k	\$293k	\$418k
77 - Daniel Island	\$1.05M	\$2.65M	\$1.07M	\$3M	\$1.25M	\$3.5M
78 - Wando/Cainhoy	\$448k	\$950k	\$508k	\$1.07M	\$550k	\$1.33M