

Local Market Update – August 2024

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



Lower Mount Pleasant

Area 42

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	63	84	+ 33.3%	466	622	+ 33.5%
Closed Sales	51	46	- 9.8%	342	391	+ 14.3%
Median Sales Price*	\$1,035,000	\$1,170,250	+ 13.1%	\$924,000	\$1,120,000	+ 21.2%
Average Sales Price*	\$1,326,582	\$1,377,677	+ 3.9%	\$1,309,366	\$1,410,265	+ 7.7%
Percent of Original List Price Received*	95.8%	95.3%	- 0.5%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	29	27	- 6.9%	25	23	- 8.0%
Inventory of Homes for Sale	74	120	+ 62.2%	--	--	--

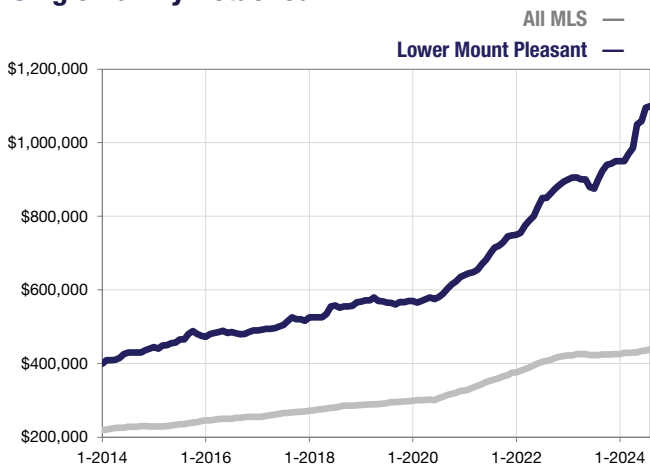
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	16	26	+ 62.5%	204	241	+ 18.1%
Closed Sales	24	27	+ 12.5%	172	190	+ 10.5%
Median Sales Price*	\$454,000	\$569,000	+ 25.3%	\$402,500	\$475,000	+ 18.0%
Average Sales Price*	\$679,438	\$771,520	+ 13.6%	\$521,696	\$640,896	+ 22.8%
Percent of Original List Price Received*	99.2%	96.6%	- 2.6%	98.2%	97.3%	- 0.9%
Days on Market Until Sale	22	17	- 22.7%	20	21	+ 5.0%
Inventory of Homes for Sale	21	46	+ 119.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

