

Local Market Update – August 2024

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



Upper Mount Pleasant

Area 41

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	72	59	- 18.1%	658	749	+ 13.8%
Closed Sales	70	68	- 2.9%	567	534	- 5.8%
Median Sales Price*	\$892,500	\$882,000	- 1.2%	\$900,000	\$965,000	+ 7.2%
Average Sales Price*	\$999,617	\$1,012,702	+ 1.3%	\$992,786	\$1,123,363	+ 13.2%
Percent of Original List Price Received*	98.3%	96.9%	- 1.4%	97.7%	97.6%	- 0.1%
Days on Market Until Sale	17	25	+ 47.1%	31	25	- 19.4%
Inventory of Homes for Sale	92	121	+ 31.5%	--	--	--

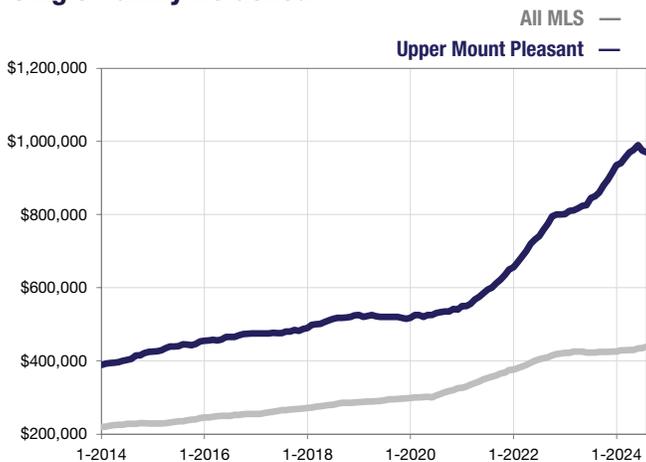
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	31	32	+ 3.2%	199	217	+ 9.0%
Closed Sales	24	13	- 45.8%	179	168	- 6.1%
Median Sales Price*	\$574,250	\$525,000	- 8.6%	\$525,000	\$525,000	0.0%
Average Sales Price*	\$541,571	\$587,600	+ 8.5%	\$511,309	\$535,856	+ 4.8%
Percent of Original List Price Received*	98.8%	99.3%	+ 0.5%	98.5%	98.6%	+ 0.1%
Days on Market Until Sale	16	14	- 12.5%	24	21	- 12.5%
Inventory of Homes for Sale	21	48	+ 128.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

