

Local Market Update – June 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	91	96	+ 5.5%	509	533	+ 4.7%
Closed Sales	65	77	+ 18.5%	325	333	+ 2.5%
Median Sales Price*	\$1,200,000	\$1,401,500	+ 16.8%	\$1,200,000	\$1,295,000	+ 7.9%
Average Sales Price*	\$1,467,567	\$1,733,524	+ 18.1%	\$1,477,983	\$1,609,496	+ 8.9%
Percent of Original List Price Received*	94.5%	95.7%	+ 1.3%	95.1%	95.5%	+ 0.4%
Days on Market Until Sale	29	38	+ 31.0%	34	39	+ 14.7%
Inventory of Homes for Sale	160	153	- 4.4%	--	--	--

* 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.

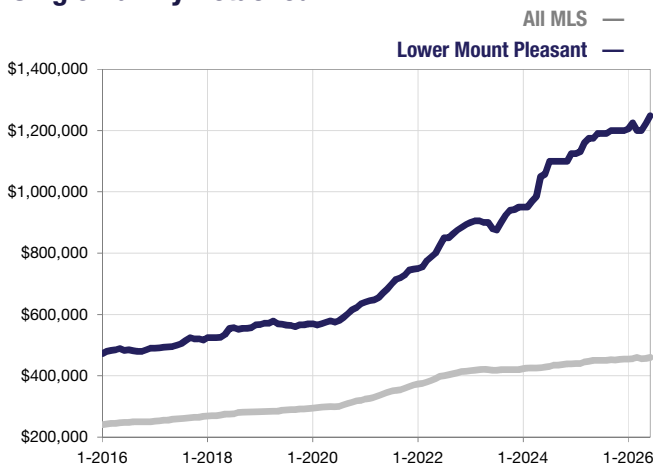
Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	29	40	+ 37.9%	182	233	+ 28.0%
Closed Sales	16	27	+ 68.8%	119	144	+ 21.0%
Median Sales Price*	\$467,500	\$462,000	- 1.2%	\$480,000	\$459,950	- 4.2%
Average Sales Price*	\$635,000	\$625,348	- 1.5%	\$694,520	\$609,668	- 12.2%
Percent of Original List Price Received*	94.9%	97.3%	+ 2.5%	96.0%	95.8%	- 0.2%
Days on Market Until Sale	48	41	- 14.6%	46	56	+ 21.7%
Inventory of Homes for Sale	56	72	+ 28.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

