Local Market Update – August 2026

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

Lower Mount Pleasant

Area 42

Single-Family Detached

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	69	**70**	+ 1.4%	652	**672**	+ 3.1%
Closed Sales	55	**65**	+ 18.2%	431	**460**	+ 6.7%
Median Sales Price*	$1,185,000	**$1,187,500**	+ 0.2%	$1,200,000	**$1,290,000**	+ 7.5%
Average Sales Price*	$1,604,479	**$1,547,375**	- 3.6%	$1,502,415	**$1,602,188**	+ 6.6%
Percent of Original List Price Received*	96.1%	**94.2%**	- 2.0%	95.1%	**95.2%**	+ 0.1%
Days on Market Until Sale	40	**31**	- 22.5%	34	**37**	+ 8.8%
Inventory of Homes for Sale	149	**130**	- 12.8%	--	**--**	--

* 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		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	25	**33**	+ 32.0%	231	**303**	+ 31.2%
Closed Sales	17	**23**	+ 35.3%	159	**198**	+ 24.5%
Median Sales Price*	$515,000	**$450,000**	- 12.6%	$467,000	**$451,000**	- 3.4%
Average Sales Price*	$703,082	**$572,674**	- 18.5%	$669,294	**$591,968**	- 11.6%
Percent of Original List Price Received*	97.2%	**97.4%**	+ 0.2%	96.1%	**96.0%**	- 0.1%
Days on Market Until Sale	33	**28**	- 15.2%	46	**51**	+ 10.9%
Inventory of Homes for Sale	52	**79**	+ 51.9%	--	**--**	--

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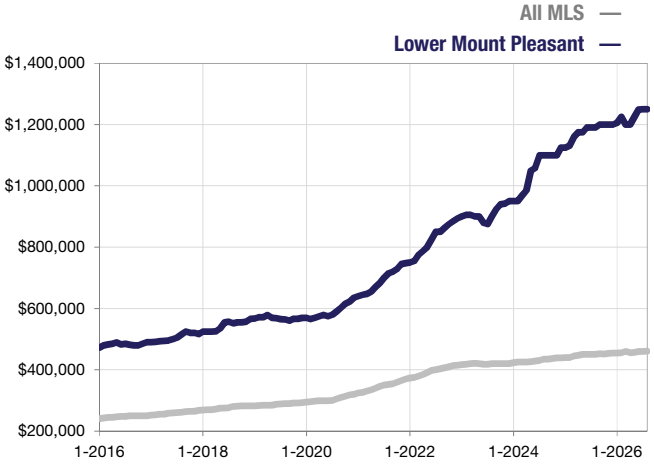
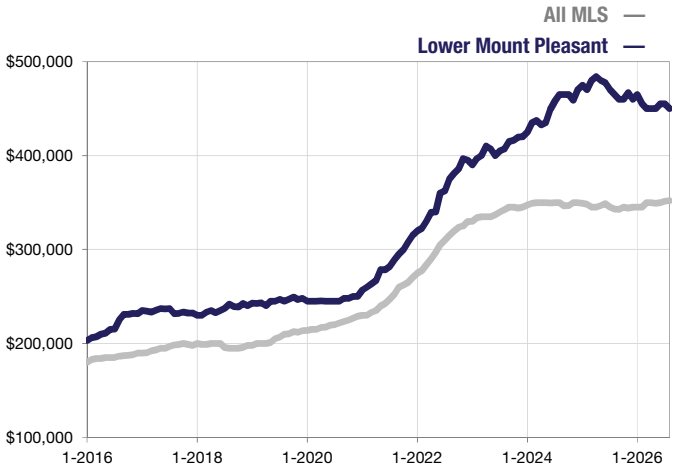
Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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