

Local Market Update – September 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	89	73	- 18.0%	897	849	- 5.4%
Closed Sales	59	63	+ 6.8%	637	637	0.0%
Median Sales Price*	\$965,000	\$995,000	+ 3.1%	\$1,040,000	\$980,000	- 5.8%
Average Sales Price*	\$1,030,089	\$1,113,449	+ 8.1%	\$1,173,249	\$1,157,727	- 1.3%
Percent of Original List Price Received*	95.6%	94.3%	- 1.4%	97.4%	96.2%	- 1.2%
Days on Market Until Sale	49	55	+ 12.2%	40	41	+ 2.5%
Inventory of Homes for Sale	186	151	- 18.8%	--	--	--

* 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.

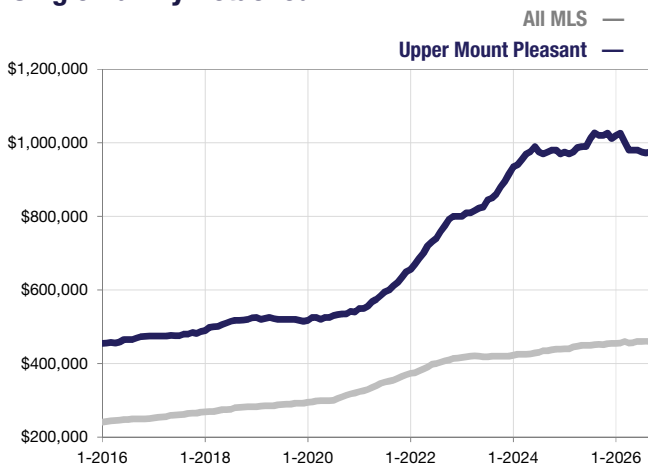
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	19	26	+ 36.8%	245	270	+ 10.2%
Closed Sales	20	12	- 40.0%	186	171	- 8.1%
Median Sales Price*	\$570,000	\$560,000	- 1.8%	\$523,500	\$560,000	+ 7.0%
Average Sales Price*	\$519,150	\$519,525	+ 0.1%	\$526,011	\$547,844	+ 4.2%
Percent of Original List Price Received*	94.5%	97.9%	+ 3.6%	97.0%	97.0%	0.0%
Days on Market Until Sale	42	36	- 14.3%	39	42	+ 7.7%
Inventory of Homes for Sale	47	59	+ 25.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

