

Local Market Update – July 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached				Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	74	69	- 6.8%	583	602	+ 3.3%
Closed Sales	51	61	+ 19.6%	376	394	+ 4.8%
Median Sales Price*	\$1,255,000	\$1,450,000	+ 15.5%	\$1,200,000	\$1,300,000	+ 8.3%
Average Sales Price*	\$1,548,047	\$1,619,919	+ 4.6%	\$1,487,486	\$1,611,109	+ 8.3%
Percent of Original List Price Received*	94.2%	94.2%	0.0%	95.0%	95.3%	+ 0.3%
Days on Market Until Sale	24	35	+ 45.8%	33	38	+ 15.2%
Inventory of Homes for Sale	152	143	- 5.9%	--	--	--

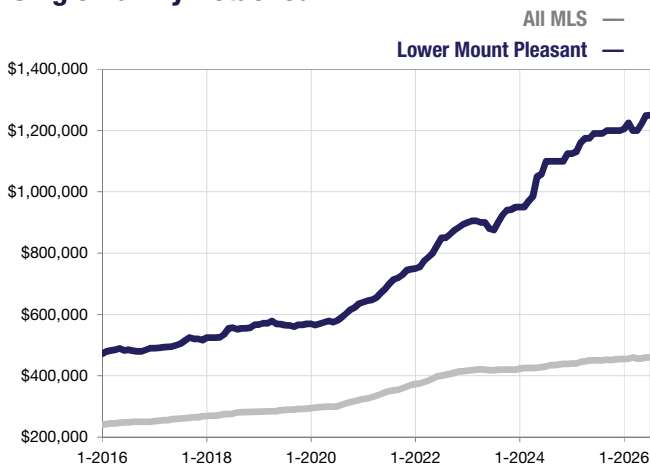
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	24	37	+ 54.2%	206	270	+ 31.1%
Closed Sales	23	31	+ 34.8%	142	175	+ 23.2%
Median Sales Price*	\$430,000	\$433,000	+ 0.7%	\$462,500	\$452,000	- 2.3%
Average Sales Price*	\$513,804	\$524,060	+ 2.0%	\$665,249	\$594,503	- 10.6%
Percent of Original List Price Received*	95.5%	95.7%	+ 0.2%	95.9%	95.8%	- 0.1%
Days on Market Until Sale	57	48	- 15.8%	47	54	+ 14.9%
Inventory of Homes for Sale	56	76	+ 35.7%	--	--	--

* 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

