

Local Market Update – July 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	104	96	- 7.7%	735	716	- 2.6%
Closed Sales	86	86	0.0%	500	501	+ 0.2%
Median Sales Price*	\$1,106,500	\$1,055,000	- 4.7%	\$1,062,500	\$990,000	- 6.8%
Average Sales Price*	\$1,187,007	\$1,197,178	+ 0.9%	\$1,182,987	\$1,167,689	- 1.3%
Percent of Original List Price Received*	97.2%	95.7%	- 1.5%	97.7%	96.5%	- 1.2%
Days on Market Until Sale	27	35	+ 29.6%	40	37	- 7.5%
Inventory of Homes for Sale	196	175	- 10.7%	--	--	--

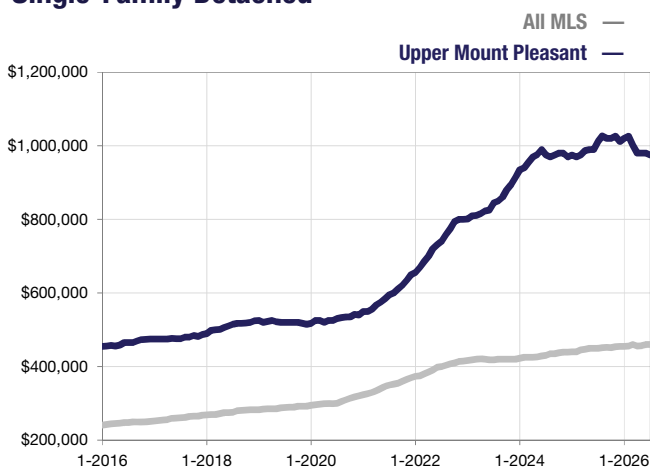
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	29	34	+ 17.2%	207	218	+ 5.3%
Closed Sales	20	13	- 35.0%	146	143	- 2.1%
Median Sales Price*	\$507,500	\$615,000	+ 21.2%	\$519,000	\$550,000	+ 6.0%
Average Sales Price*	\$508,795	\$532,800	+ 4.7%	\$522,751	\$546,141	+ 4.5%
Percent of Original List Price Received*	97.5%	95.8%	- 1.7%	97.4%	97.0%	- 0.4%
Days on Market Until Sale	37	40	+ 8.1%	39	41	+ 5.1%
Inventory of Homes for Sale	59	57	- 3.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

