

Local Market Update – August 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	73	60	- 17.8%	808	777	- 3.8%
Closed Sales	78	73	- 6.4%	578	574	- 0.7%
Median Sales Price*	\$990,000	\$935,000	- 5.6%	\$1,050,000	\$975,000	- 7.1%
Average Sales Price*	\$1,219,108	\$1,126,967	- 7.6%	\$1,187,862	\$1,162,510	- 2.1%
Percent of Original List Price Received*	97.2%	95.9%	- 1.3%	97.6%	96.4%	- 1.2%
Days on Market Until Sale	34	53	+ 55.9%	39	39	0.0%
Inventory of Homes for Sale	181	149	- 17.7%	--	--	--

* 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.

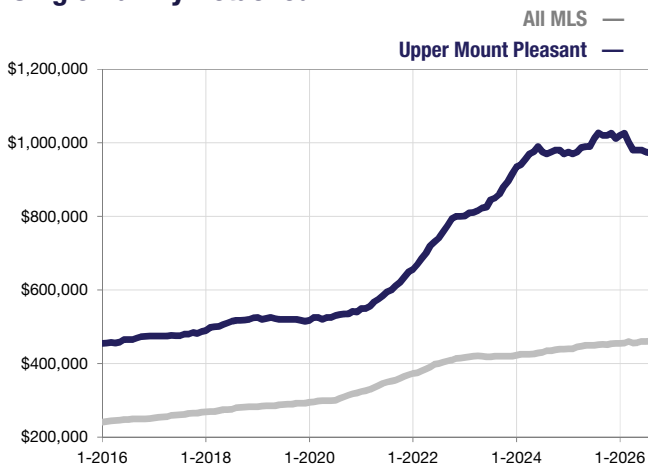
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	19	26	+ 36.8%	226	244	+ 8.0%
Closed Sales	20	14	- 30.0%	166	158	- 4.8%
Median Sales Price*	\$580,000	\$646,500	+ 11.5%	\$521,000	\$557,000	+ 6.9%
Average Sales Price*	\$556,670	\$583,250	+ 4.8%	\$526,838	\$549,200	+ 4.2%
Percent of Original List Price Received*	97.0%	96.2%	- 0.8%	97.3%	96.9%	- 0.4%
Days on Market Until Sale	37	54	+ 45.9%	38	42	+ 10.5%
Inventory of Homes for Sale	44	62	+ 40.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

