

Local Market Update – September 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	78	65	- 16.7%	730	738	+ 1.1%
Closed Sales	41	53	+ 29.3%	472	513	+ 8.7%
Median Sales Price*	\$1,200,000	\$1,375,000	+ 14.6%	\$1,200,000	\$1,294,500	+ 7.9%
Average Sales Price*	\$1,581,902	\$1,609,989	+ 1.8%	\$1,509,320	\$1,602,995	+ 6.2%
Percent of Original List Price Received*	93.1%	94.8%	+ 1.8%	95.0%	95.2%	+ 0.2%
Days on Market Until Sale	32	43	+ 34.4%	34	38	+ 11.8%
Inventory of Homes for Sale	171	133	- 22.2%	--	--	--

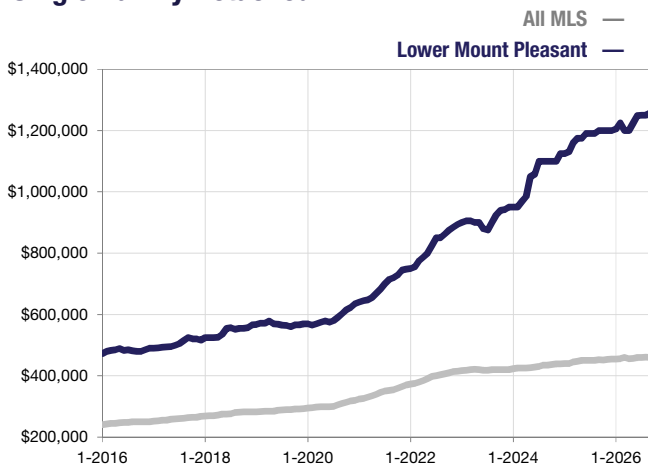
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	29	33	+ 13.8%	260	336	+ 29.2%
Closed Sales	17	25	+ 47.1%	176	224	+ 27.3%
Median Sales Price*	\$449,000	\$490,000	+ 9.1%	\$462,500	\$457,450	- 1.1%
Average Sales Price*	\$480,971	\$728,644	+ 51.5%	\$651,104	\$606,588	- 6.8%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	96.0%	96.0%	0.0%
Days on Market Until Sale	32	41	+ 28.1%	45	50	+ 11.1%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--

* 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

