Local Market Update – October 2026

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

Lower Mount Pleasant

Area 42

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	71	**54**	- 23.9%	801	**792**	- 1.1%
Closed Sales	40	**40**	0.0%	512	**554**	+ 8.2%
Median Sales Price*	$1,387,500	**$1,391,250**	+ 0.3%	$1,200,000	**$1,300,000**	+ 8.3%
Average Sales Price*	$1,512,937	**$1,908,171**	+ 26.1%	$1,509,603	**$1,629,223**	+ 7.9%
Percent of Original List Price Received*	92.8%	**92.5%**	- 0.3%	94.8%	**95.0%**	+ 0.2%
Days on Market Until Sale	49	**52**	+ 6.1%	35	**39**	+ 11.4%
Inventory of Homes for Sale	148	**118**	- 20.3%	--	**--**	--

* 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.

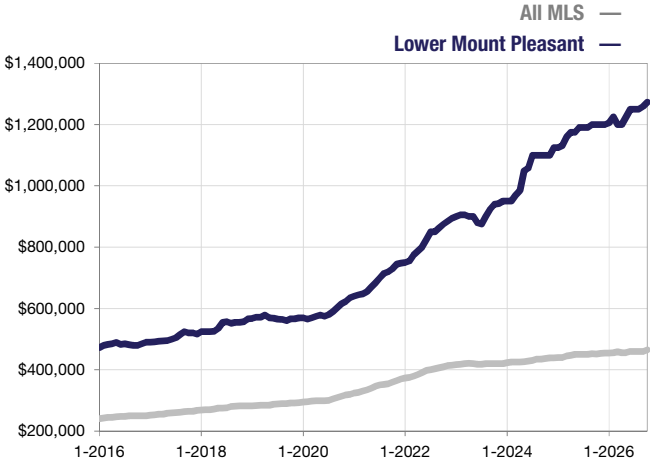
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	33	**28**	- 15.2%	293	**364**	+ 24.2%
Closed Sales	21	**23**	+ 9.5%	197	**247**	+ 25.4%
Median Sales Price*	$460,000	**$470,000**	+ 2.2%	$460,000	**$460,000**	0.0%
Average Sales Price*	$727,362	**$554,457**	- 23.8%	$659,233	**$601,733**	- 8.7%
Percent of Original List Price Received*	94.5%	**95.7%**	+ 1.3%	95.9%	**96.0%**	+ 0.1%
Days on Market Until Sale	92	**41**	- 55.4%	50	**49**	- 2.0%
Inventory of Homes for Sale	69	**67**	- 2.9%	--	**--**	--

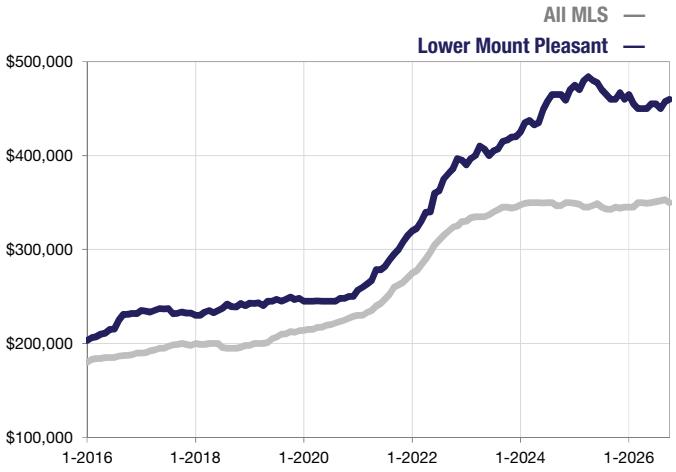
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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