Local Market Update – October 2026

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

Upper Mount Pleasant

Area 41

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	72	**104**	+ 44.4%	969	**954**	- 1.5%
Closed Sales	66	**47**	- 28.8%	703	**685**	- 2.6%
Median Sales Price*	$1,130,450	**$970,000**	- 14.2%	$1,050,000	**$980,000**	- 6.7%
Average Sales Price*	$1,194,257	**$1,077,872**	- 9.7%	$1,175,221	**$1,152,594**	- 1.9%
Percent of Original List Price Received*	97.1%	**96.7%**	- 0.4%	97.4%	**96.2%**	- 1.2%
Days on Market Until Sale	47	**30**	- 36.2%	40	**40**	0.0%
Inventory of Homes for Sale	167	**175**	+ 4.8%	--	**--**	--

* 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.

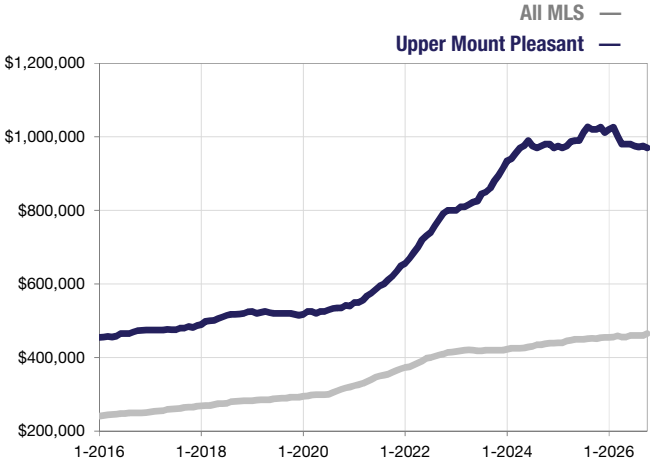
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	23	**25**	+ 8.7%	268	**295**	+ 10.1%
Closed Sales	14	**17**	+ 21.4%	200	**188**	- 6.0%
Median Sales Price*	$548,000	**$536,000**	- 2.2%	$525,000	**$557,000**	+ 6.1%
Average Sales Price*	$561,436	**$510,935**	- 9.0%	$528,491	**$544,506**	+ 3.0%
Percent of Original List Price Received*	95.7%	**95.4%**	- 0.3%	96.9%	**96.9%**	0.0%
Days on Market Until Sale	58	**53**	- 8.6%	40	**43**	+ 7.5%
Inventory of Homes for Sale	46	**72**	+ 56.5%	--	**--**	--

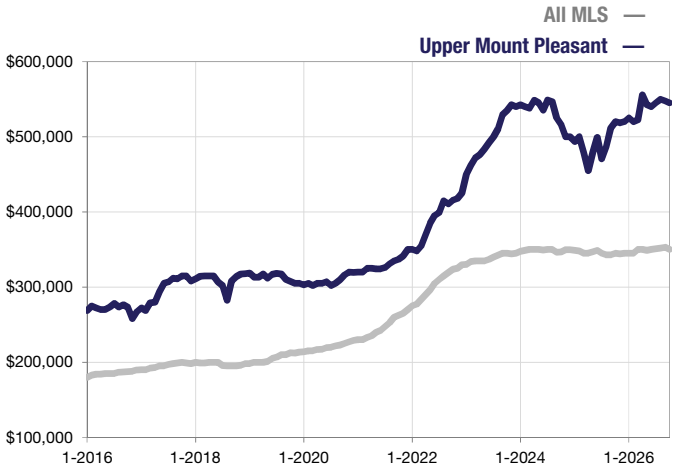
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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