

Local Market Update – January 2026

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



Lower Mount Pleasant

Area 42

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	70	81	+ 15.7%	70	81	+ 15.7%
Closed Sales	37	31	- 16.2%	37	31	- 16.2%
Median Sales Price*	\$1,075,000	\$1,294,000	+ 20.4%	\$1,075,000	\$1,294,000	+ 20.4%
Average Sales Price*	\$1,369,687	\$1,568,127	+ 14.5%	\$1,369,687	\$1,568,127	+ 14.5%
Percent of Original List Price Received*	94.9%	96.2%	+ 1.4%	94.9%	96.2%	+ 1.4%
Days on Market Until Sale	37	33	- 10.8%	37	33	- 10.8%
Inventory of Homes for Sale	117	112	- 4.3%	--	--	--

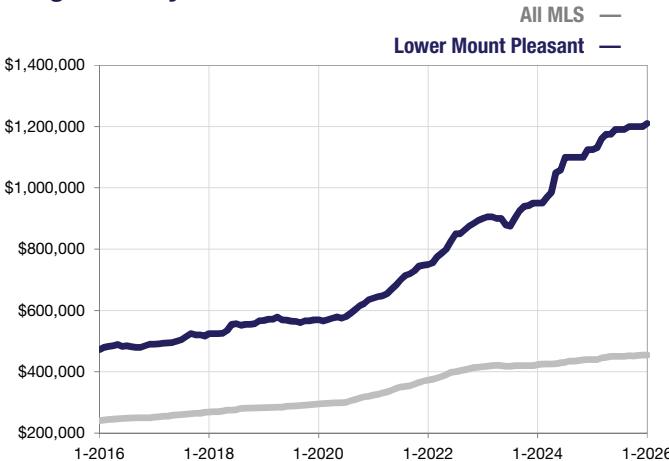
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	37	34	- 8.1%	37	34	- 8.1%
Closed Sales	14	15	+ 7.1%	14	15	+ 7.1%
Median Sales Price*	\$455,000	\$519,000	+ 14.1%	\$455,000	\$519,000	+ 14.1%
Average Sales Price*	\$564,214	\$564,183	- 0.0%	\$564,214	\$564,183	- 0.0%
Percent of Original List Price Received*	95.9%	94.8%	- 1.1%	95.9%	94.8%	- 1.1%
Days on Market Until Sale	33	70	+ 112.1%	33	70	+ 112.1%
Inventory of Homes for Sale	62	57	- 8.1%	--	--	--

* 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

