

Local Market Update – April 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	87	91	+ 4.6%	321	343	+ 6.9%
Closed Sales	52	51	- 1.9%	207	189	- 8.7%
Median Sales Price*	\$1,227,495	\$1,235,000	+ 0.6%	\$1,190,000	\$1,200,000	+ 0.8%
Average Sales Price*	\$1,487,671	\$1,513,594	+ 1.7%	\$1,499,455	\$1,534,943	+ 2.4%
Percent of Original List Price Received*	95.6%	95.7%	+ 0.1%	95.2%	95.1%	- 0.1%
Days on Market Until Sale	28	36	+ 28.6%	39	43	+ 10.3%
Inventory of Homes for Sale	138	141	+ 2.2%	--	--	--

* 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.

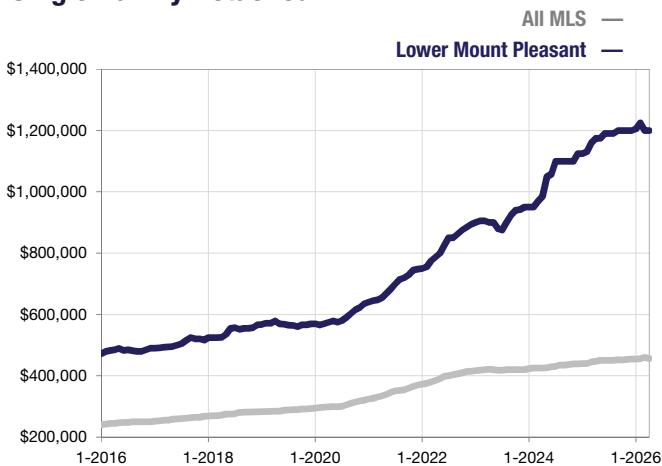
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	23	48	+ 108.7%	129	155	+ 20.2%
Closed Sales	18	28	+ 55.6%	74	85	+ 14.9%
Median Sales Price*	\$537,500	\$515,500	- 4.1%	\$530,000	\$465,000	- 12.3%
Average Sales Price*	\$581,139	\$634,679	+ 9.2%	\$683,114	\$601,314	- 12.0%
Percent of Original List Price Received*	96.6%	95.5%	- 1.1%	96.4%	95.5%	- 0.9%
Days on Market Until Sale	49	57	+ 16.3%	43	57	+ 32.6%
Inventory of Homes for Sale	61	70	+ 14.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

