

Local Market Update – January 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached

| 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.

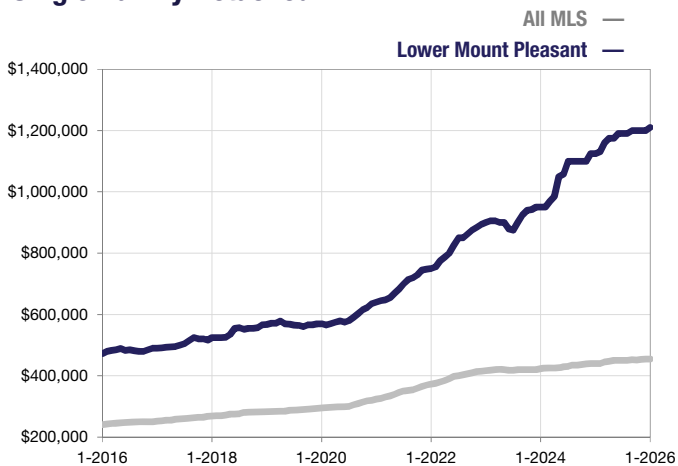
Townhouse-Condo Attached

| 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

