

# Local Market Update – February 2024

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	51	48	- 5.9%	97	115	+ 18.6%
Closed Sales	23	42	+ 82.6%	52	80	+ 53.8%
Median Sales Price*	\$896,000	\$920,000	+ 2.7%	\$901,750	\$930,000	+ 3.1%
Average Sales Price*	\$1,227,855	\$1,132,360	- 7.8%	\$1,301,987	\$1,325,588	+ 1.8%
Percent of Original List Price Received*	94.8%	97.7%	+ 3.1%	96.0%	96.0%	0.0%
Days on Market Until Sale	37	23	- 37.8%	28	24	- 14.3%
Inventory of Homes for Sale	71	54	- 23.9%	--	--	--

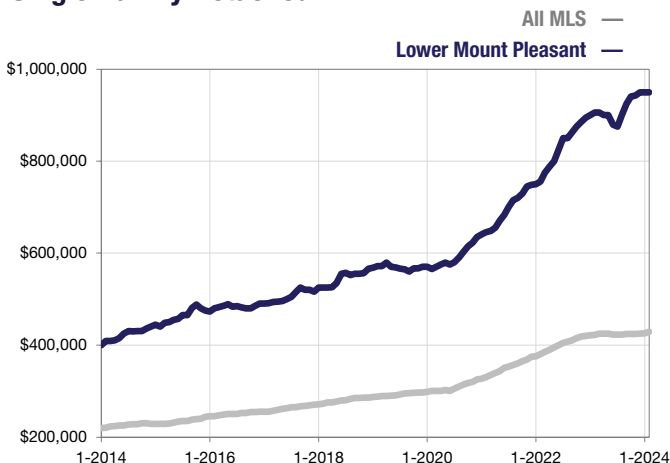
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	18	35	+ 94.4%	35	59	+ 68.6%
Closed Sales	16	22	+ 37.5%	30	40	+ 33.3%
Median Sales Price*	\$387,500	\$589,000	+ 52.0%	\$374,500	\$487,000	+ 30.0%
Average Sales Price*	\$434,375	\$755,591	+ 73.9%	\$409,497	\$659,660	+ 61.1%
Percent of Original List Price Received*	95.2%	98.4%	+ 3.4%	96.1%	97.4%	+ 1.4%
Days on Market Until Sale	31	12	- 61.3%	28	15	- 46.4%
Inventory of Homes for Sale	23	30	+ 30.4%	--	--	--

\* 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

