

# Local Market Update – March 2026

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
<b>Key Metrics</b>						
New Listings	82	95	+ 15.9%	234	252	+ 7.7%
Closed Sales	57	62	+ 8.8%	155	137	- 11.6%
Median Sales Price*	\$1,295,000	<b>\$1,162,500</b>	- 10.2%	\$1,152,000	<b>\$1,175,000</b>	+ 2.0%
Average Sales Price*	\$1,684,165	<b>\$1,602,304</b>	- 4.9%	\$1,503,408	<b>\$1,545,335</b>	+ 2.8%
Percent of Original List Price Received*	96.1%	<b>95.0%</b>	- 1.1%	95.1%	<b>94.9%</b>	- 0.2%
Days on Market Until Sale	35	38	+ 8.6%	43	46	+ 7.0%
Inventory of Homes for Sale	122	131	+ 7.4%	--	--	--

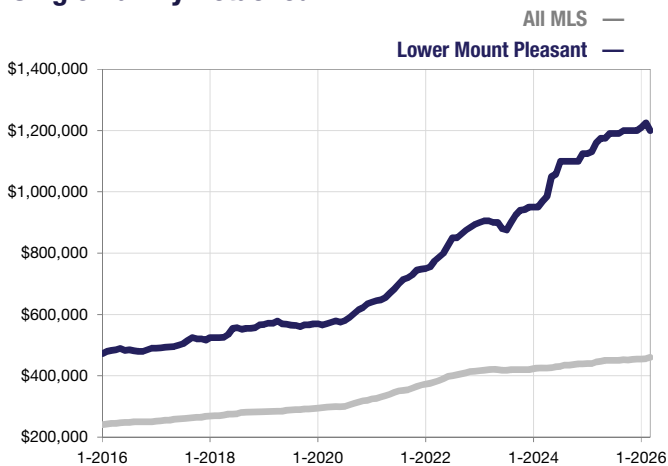
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
<b>Key Metrics</b>						
New Listings	34	44	+ 29.4%	106	107	+ 0.9%
Closed Sales	23	24	+ 4.3%	56	57	+ 1.8%
Median Sales Price*	\$650,000	<b>\$460,000</b>	- 29.2%	\$518,750	<b>\$465,000</b>	- 10.4%
Average Sales Price*	\$730,952	<b>\$644,308</b>	- 11.9%	\$715,891	<b>\$584,924</b>	- 18.3%
Percent of Original List Price Received*	96.7%	<b>96.2%</b>	- 0.5%	96.4%	<b>95.6%</b>	- 0.8%
Days on Market Until Sale	48	36	- 25.0%	41	57	+ 39.0%
Inventory of Homes for Sale	68	64	- 5.9%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

