

Local Market Update – March 2025

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



Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	81	82	+ 1.2%	196	234	+ 19.4%
Closed Sales	45	57	+ 26.7%	126	154	+ 22.2%
Median Sales Price*	\$1,040,000	\$1,295,000	+ 24.5%	\$955,000	\$1,158,500	+ 21.3%
Average Sales Price*	\$1,199,998	\$1,684,165	+ 40.3%	\$1,276,563	\$1,506,027	+ 18.0%
Percent of Original List Price Received*	96.3%	96.1%	- 0.2%	96.2%	95.1%	- 1.1%
Days on Market Until Sale	30	35	+ 16.7%	26	43	+ 65.4%
Inventory of Homes for Sale	77	118	+ 53.2%	--	--	--

* 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.

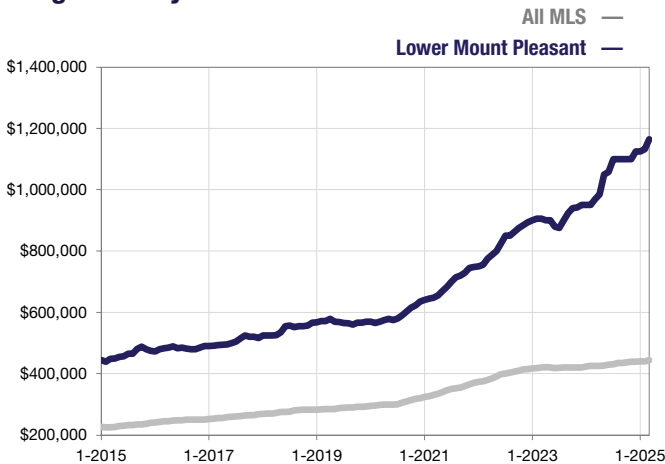
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	26	34	+ 30.8%	86	106	+ 23.3%
Closed Sales	27	23	- 14.8%	67	56	- 16.4%
Median Sales Price*	\$405,000	\$650,000	+ 60.5%	\$470,000	\$518,750	+ 10.4%
Average Sales Price*	\$534,652	\$730,952	+ 36.7%	\$609,284	\$715,891	+ 17.5%
Percent of Original List Price Received*	97.3%	96.7%	- 0.6%	97.4%	96.4%	- 1.0%
Days on Market Until Sale	18	48	+ 166.7%	16	41	+ 156.3%
Inventory of Homes for Sale	23	66	+ 187.0%	--	--	--

* 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

