

Local Market Update – May 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	97	95	- 2.1%	418	437	+ 4.5%
Closed Sales	53	67	+ 26.4%	260	256	- 1.5%
Median Sales Price*	\$1,260,000	\$1,401,887	+ 11.3%	\$1,200,000	\$1,251,125	+ 4.3%
Average Sales Price*	\$1,406,894	\$1,677,261	+ 19.2%	\$1,480,586	\$1,572,190	+ 6.2%
Percent of Original List Price Received*	95.6%	96.6%	+ 1.0%	95.3%	95.5%	+ 0.2%
Days on Market Until Sale	23	28	+ 21.7%	36	39	+ 8.3%
Inventory of Homes for Sale	150	144	- 4.0%	--	--	--

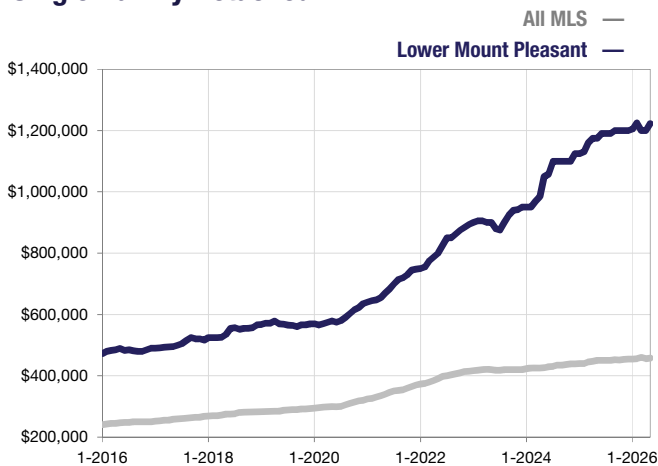
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	24	37	+ 54.2%	153	193	+ 26.1%
Closed Sales	29	32	+ 10.3%	103	117	+ 13.6%
Median Sales Price*	\$437,500	\$425,000	- 2.9%	\$480,000	\$452,000	- 5.8%
Average Sales Price*	\$756,463	\$618,630	- 18.2%	\$703,765	\$606,050	- 13.9%
Percent of Original List Price Received*	95.4%	95.3%	- 0.1%	96.2%	95.5%	- 0.7%
Days on Market Until Sale	51	65	+ 27.5%	45	59	+ 31.1%
Inventory of Homes for Sale	56	75	+ 33.9%	--	--	--

* 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

