

Local Market Update – July 2025

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



Lower Mount Pleasant

Area 42

Single-Family Detached	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	98	74	- 24.5%	538	583	+ 8.4%
Closed Sales	52	50	- 3.8%	346	374	+ 8.1%
Median Sales Price*	\$1,367,750	\$1,260,000	- 7.9%	\$1,100,000	\$1,200,000	+ 9.1%
Average Sales Price*	\$1,669,873	\$1,561,508	- 6.5%	\$1,414,291	\$1,490,160	+ 5.4%
Percent of Original List Price Received*	93.9%	94.1%	+ 0.2%	96.1%	95.0%	- 1.1%
Days on Market Until Sale	24	25	+ 4.2%	22	33	+ 50.0%
Inventory of Homes for Sale	125	145	+ 16.0%	--	--	--

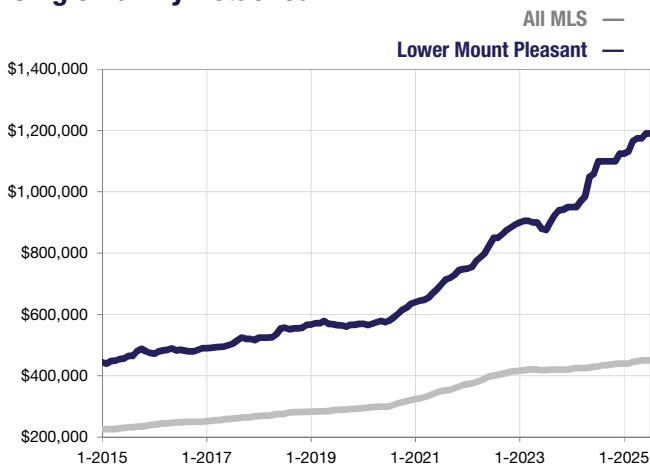
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	27	24	- 11.1%	215	206	- 4.2%
Closed Sales	20	23	+ 15.0%	163	142	- 12.9%
Median Sales Price*	\$447,500	\$430,000	- 3.9%	\$465,000	\$462,500	- 0.5%
Average Sales Price*	\$632,440	\$513,804	- 18.8%	\$619,259	\$665,249	+ 7.4%
Percent of Original List Price Received*	96.7%	95.5%	- 1.2%	97.4%	95.9%	- 1.5%
Days on Market Until Sale	22	57	+ 159.1%	22	47	+ 113.6%
Inventory of Homes for Sale	43	52	+ 20.9%	--	--	--

* 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

