

Local Market Update – January 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	72	97	+ 34.7%	72	97	+ 34.7%
Closed Sales	48	57	+ 18.8%	48	57	+ 18.8%
Median Sales Price*	\$1,036,778	\$1,050,000	+ 1.3%	\$1,036,778	\$1,050,000	+ 1.3%
Average Sales Price*	\$1,254,511	\$1,250,843	- 0.3%	\$1,254,511	\$1,250,843	- 0.3%
Percent of Original List Price Received*	95.5%	95.2%	- 0.3%	95.5%	95.2%	- 0.3%
Days on Market Until Sale	64	53	- 17.2%	64	53	- 17.2%
Inventory of Homes for Sale	136	125	- 8.1%	--	--	--

* 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

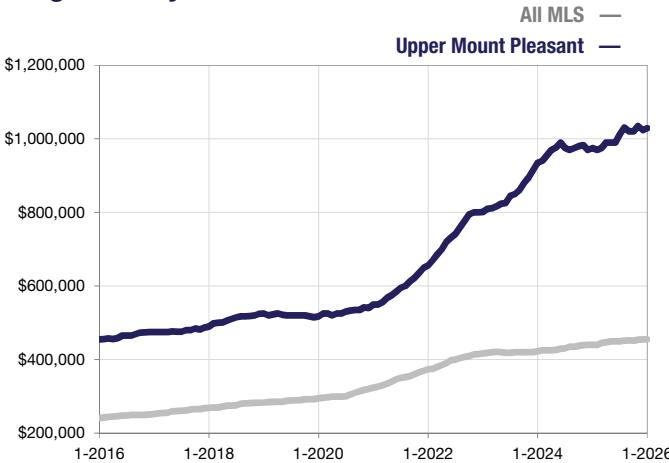
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	27	39	+ 44.4%	27	39	+ 44.4%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$459,000	\$625,000	+ 36.2%	\$459,000	\$625,000	+ 36.2%
Average Sales Price*	\$499,250	\$575,591	+ 15.3%	\$499,250	\$575,591	+ 15.3%
Percent of Original List Price Received*	96.3%	96.9%	+ 0.6%	96.3%	96.9%	+ 0.6%
Days on Market Until Sale	37	36	- 2.7%	37	36	- 2.7%
Inventory of Homes for Sale	43	53	+ 23.3%	--	--	--

* 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

