

# Local Market Update – April 2026

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



## Upper Mount Pleasant

Area 41

### Single-Family Detached

| Key Metrics                              | April       |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2025        | 2026               | Percent Change | 2025         | 2026               | Percent Change |
| New Listings                             | 125         | <b>127</b>         | + 1.6%         | 418          | <b>418</b>         | 0.0%           |
| Closed Sales                             | 64          | <b>70</b>          | + 9.4%         | 251          | <b>239</b>         | - 4.8%         |
| Median Sales Price*                      | \$1,198,390 | <b>\$902,500</b>   | - 24.7%        | \$1,085,000  | <b>\$975,000</b>   | - 10.1%        |
| Average Sales Price*                     | \$1,363,064 | <b>\$1,187,201</b> | - 12.9%        | \$1,215,277  | <b>\$1,180,325</b> | - 2.9%         |
| Percent of Original List Price Received* | 98.4%       | <b>97.1%</b>       | - 1.3%         | 98.1%        | <b>96.6%</b>       | - 1.5%         |
| Days on Market Until Sale                | 42          | <b>44</b>          | + 4.8%         | 50           | <b>45</b>          | - 10.0%        |
| Inventory of Homes for Sale              | 188         | <b>168</b>         | - 10.6%        | --           | --                 | --             |

\* 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.

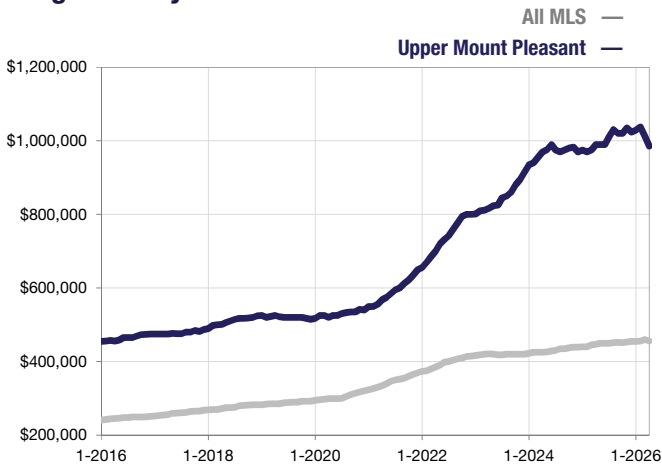
### Townhouse-Condo Attached

| Key Metrics                              | April     |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2025      | 2026             | Percent Change | 2025         | 2026             | Percent Change |
| New Listings                             | 33        | <b>29</b>        | - 12.1%        | 119          | <b>122</b>       | + 2.5%         |
| Closed Sales                             | 31        | <b>25</b>        | - 19.4%        | 73           | <b>80</b>        | + 9.6%         |
| Median Sales Price*                      | \$420,000 | <b>\$630,000</b> | + 50.0%        | \$450,000    | <b>\$596,000</b> | + 32.4%        |
| Average Sales Price*                     | \$454,801 | <b>\$586,160</b> | + 28.9%        | \$496,988    | <b>\$558,348</b> | + 12.3%        |
| Percent of Original List Price Received* | 96.9%     | <b>97.8%</b>     | + 0.9%         | 97.1%        | <b>97.1%</b>     | 0.0%           |
| Days on Market Until Sale                | 45        | <b>41</b>        | - 8.9%         | 43           | <b>38</b>        | - 11.6%        |
| Inventory of Homes for Sale              | 56        | <b>40</b>        | - 28.6%        | --           | --               | --             |

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

#### Single-Family Detached



#### Townhouse-Condo Attached

