

# Local Market Update – April 2025

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	114	126	+ 10.5%	378	419	+ 10.8%
Closed Sales	87	63	- 27.6%	238	249	+ 4.6%
Median Sales Price*	\$1,070,598	\$1,187,565	+ 10.9%	\$1,000,000	\$1,080,000	+ 8.0%
Average Sales Price*	\$1,143,358	\$1,358,759	+ 18.8%	\$1,139,516	\$1,212,096	+ 6.4%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	97.8%	98.1%	+ 0.3%
Days on Market Until Sale	24	42	+ 75.0%	27	51	+ 88.9%
Inventory of Homes for Sale	131	174	+ 32.8%	--	--	--

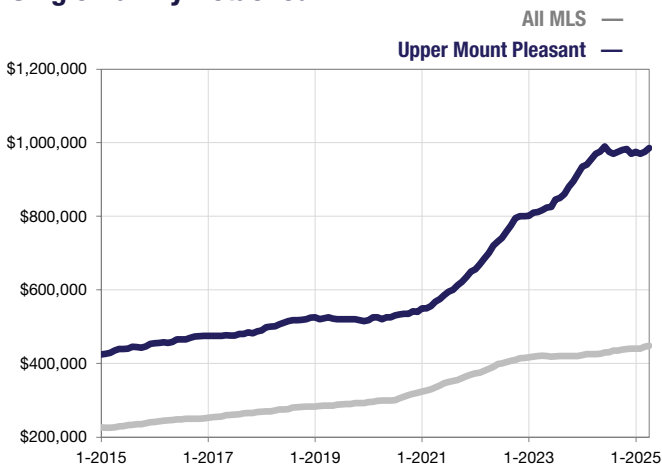
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	30	33	+ 10.0%	115	119	+ 3.5%
Closed Sales	25	30	+ 20.0%	85	72	- 15.3%
Median Sales Price*	\$570,000	\$418,250	- 26.6%	\$516,000	\$450,000	- 12.8%
Average Sales Price*	\$531,618	\$449,028	- 15.5%	\$524,152	\$495,168	- 5.5%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	98.3%	97.1%	- 1.2%
Days on Market Until Sale	20	47	+ 135.0%	23	43	+ 87.0%
Inventory of Homes for Sale	21	54	+ 157.1%	--	--	--

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

