

Local Market Update – February 2024

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



Upper Mount Pleasant

Area 41

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	66	87	+ 31.8%	122	169	+ 38.5%
Closed Sales	47	50	+ 6.4%	90	97	+ 7.8%
Median Sales Price*	\$850,000	\$999,950	+ 17.6%	\$779,250	\$999,900	+ 28.3%
Average Sales Price*	\$921,737	\$1,119,989	+ 21.5%	\$932,245	\$1,141,595	+ 22.5%
Percent of Original List Price Received*	94.8%	98.1%	+ 3.5%	93.9%	97.4%	+ 3.7%
Days on Market Until Sale	52	32	- 38.5%	50	36	- 28.0%
Inventory of Homes for Sale	88	87	- 1.1%	--	--	--

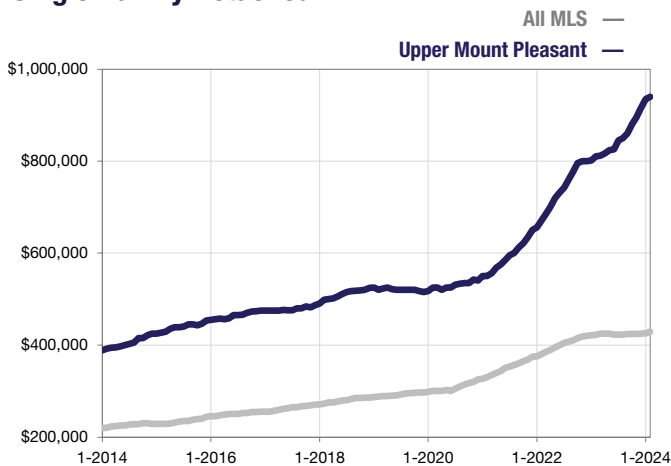
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	18	26	+ 44.4%	37	52	+ 40.5%
Closed Sales	20	26	+ 30.0%	32	33	+ 3.1%
Median Sales Price*	\$447,450	\$498,750	+ 11.5%	\$447,450	\$487,500	+ 9.0%
Average Sales Price*	\$476,365	\$518,900	+ 8.9%	\$469,127	\$513,336	+ 9.4%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	96.5%	98.3%	+ 1.9%
Days on Market Until Sale	37	27	- 27.0%	40	25	- 37.5%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--

* 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

