

Local Market Update – May 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached

| Key Metrics | May | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 121 | 106 | - 12.4% | 534 | 524 | - 1.9% |
| Closed Sales | 82 | 74 | - 9.8% | 332 | 312 | - 6.0% |
| Median Sales Price* | \$965,000 | \$937,500 | - 2.8% | \$1,055,000 | \$967,500 | - 8.3% |
| Average Sales Price* | \$1,147,888 | \$1,140,547 | - 0.6% | \$1,198,739 | \$1,168,984 | - 2.5% |
| Percent of Original List Price Received* | 97.2% | 97.0% | - 0.2% | 97.9% | 96.7% | - 1.2% |
| Days on Market Until Sale | 31 | 23 | - 25.8% | 46 | 40 | - 13.0% |
| Inventory of Homes for Sale | 208 | 169 | - 18.8% | -- | -- | -- |

* 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.

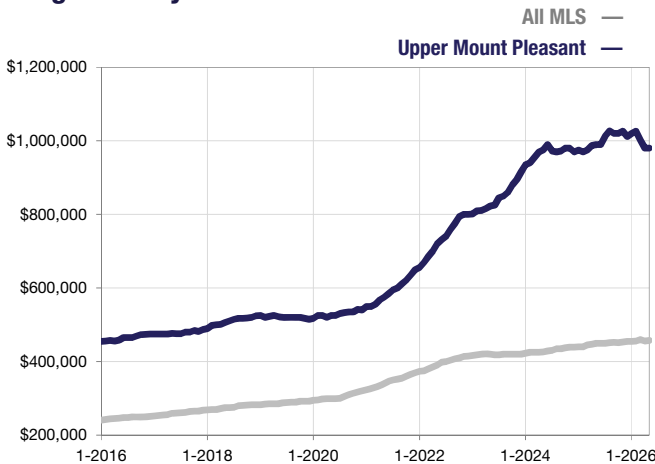
Townhouse-Condo Attached

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 23 | 39 | + 69.6% | 142 | 161 | + 13.4% |
| Closed Sales | 25 | 24 | - 4.0% | 98 | 104 | + 6.1% |
| Median Sales Price* | \$608,000 | \$495,000 | - 18.6% | \$507,167 | \$570,000 | + 12.4% |
| Average Sales Price* | \$582,866 | \$515,583 | - 11.5% | \$518,896 | \$548,479 | + 5.7% |
| Percent of Original List Price Received* | 98.4% | 97.5% | - 0.9% | 97.4% | 97.2% | - 0.2% |
| Days on Market Until Sale | 39 | 34 | - 12.8% | 42 | 37 | - 11.9% |
| Inventory of Homes for Sale | 44 | 53 | + 20.5% | -- | -- | -- |

* 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

