

Local Market Update – March 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	118	103	- 12.7%	293	292	- 0.3%
Closed Sales	97	68	- 29.9%	187	169	- 9.6%
Median Sales Price*	\$1,065,000	\$977,500	- 8.2%	\$1,027,000	\$1,000,000	- 2.6%
Average Sales Price*	\$1,166,738	\$1,150,074	- 1.4%	\$1,164,697	\$1,176,995	+ 1.1%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	98.0%	96.4%	- 1.6%
Days on Market Until Sale	47	35	- 25.5%	53	46	- 13.2%
Inventory of Homes for Sale	170	147	- 13.5%	--	--	--

* 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.

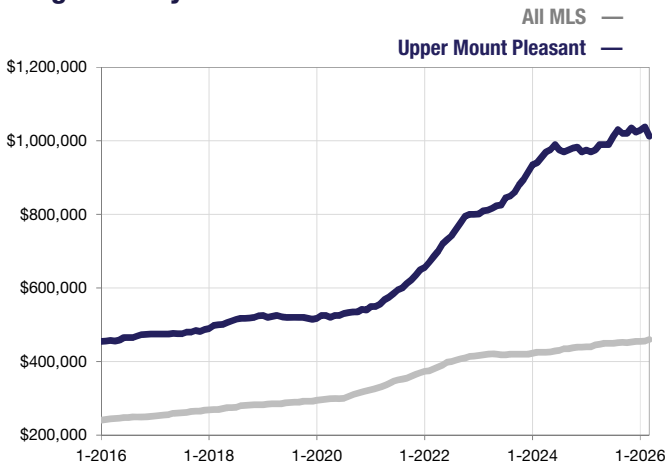
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	33	29	- 12.1%	86	93	+ 8.1%
Closed Sales	21	32	+ 52.4%	42	55	+ 31.0%
Median Sales Price*	\$522,000	\$581,000	+ 11.3%	\$499,500	\$565,000	+ 13.1%
Average Sales Price*	\$507,545	\$560,947	+ 10.5%	\$528,126	\$545,705	+ 3.3%
Percent of Original List Price Received*	97.9%	97.3%	- 0.6%	97.3%	96.8%	- 0.5%
Days on Market Until Sale	45	26	- 42.2%	41	37	- 9.8%
Inventory of Homes for Sale	42	41	- 2.4%	--	--	--

* 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

