

Local Market Update – February 2026

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



Upper Mount Pleasant

Area 41

Single-Family Detached	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	103	92	- 10.7%	175	189	+ 8.0%
Closed Sales	42	43	+ 2.4%	90	100	+ 11.1%
Median Sales Price*	\$902,000	\$1,000,000	+ 10.9%	\$981,332	\$1,041,450	+ 6.1%
Average Sales Price*	\$1,057,340	\$1,129,117	+ 6.8%	\$1,162,498	\$1,198,501	+ 3.1%
Percent of Original List Price Received*	99.3%	97.1%	- 2.2%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	57	53	- 7.0%	60	53	- 11.7%
Inventory of Homes for Sale	148	131	- 11.5%	--	--	--

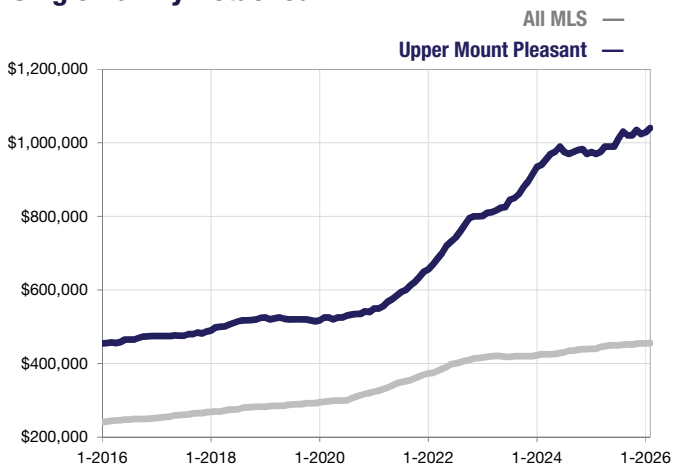
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	26	25	- 3.8%	53	64	+ 20.8%
Closed Sales	11	12	+ 9.1%	21	23	+ 9.5%
Median Sales Price*	\$592,250	\$435,000	- 26.6%	\$479,000	\$485,000	+ 1.3%
Average Sales Price*	\$593,667	\$477,667	- 19.5%	\$548,706	\$524,500	- 4.4%
Percent of Original List Price Received*	96.9%	95.3%	- 1.7%	96.6%	96.1%	- 0.5%
Days on Market Until Sale	36	69	+ 91.7%	37	53	+ 43.2%
Inventory of Homes for Sale	46	49	+ 6.5%	--	--	--

* 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

