

Local Market Update – May 2025

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



Upper Mount Pleasant

Area 41

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	107	121	+ 13.1%	485	541	+ 11.5%
Closed Sales	77	80	+ 3.9%	315	329	+ 4.4%
Median Sales Price*	\$935,000	\$970,000	+ 3.7%	\$995,000	\$1,060,000	+ 6.5%
Average Sales Price*	\$1,125,803	\$1,160,185	+ 3.1%	\$1,136,164	\$1,199,473	+ 5.6%
Percent of Original List Price Received*	97.3%	97.2%	- 0.1%	97.7%	97.9%	+ 0.2%
Days on Market Until Sale	25	32	+ 28.0%	27	46	+ 70.4%
Inventory of Homes for Sale	144	200	+ 38.9%	--	--	--

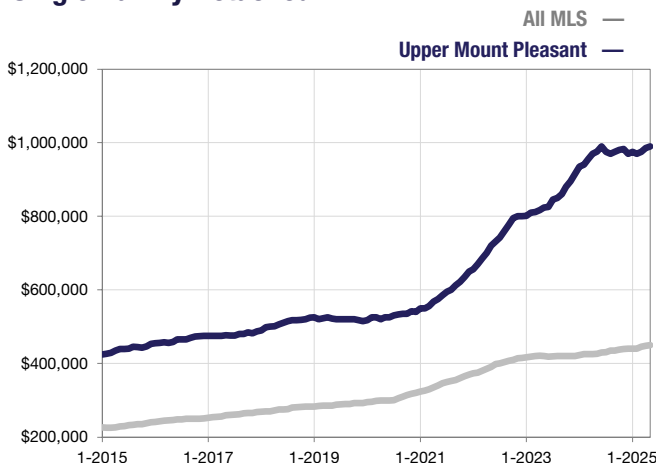
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	24	23	- 4.2%	139	142	+ 2.2%
Closed Sales	23	25	+ 8.7%	108	98	- 9.3%
Median Sales Price*	\$519,000	\$608,000	+ 17.1%	\$517,500	\$507,167	- 2.0%
Average Sales Price*	\$503,935	\$582,866	+ 15.7%	\$519,846	\$518,896	- 0.2%
Percent of Original List Price Received*	99.0%	98.4%	- 0.6%	98.5%	97.4%	- 1.1%
Days on Market Until Sale	9	39	+ 333.3%	20	42	+ 110.0%
Inventory of Homes for Sale	21	43	+ 104.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

