

Local Market Update – December 2025

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



Upper Mount Pleasant

Area 41

Single-Family Detached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	36	35	- 2.8%	1,019	1,062	+ 4.2%
Closed Sales	56	64	+ 14.3%	746	820	+ 9.9%
Median Sales Price*	\$966,500	\$892,500	- 7.7%	\$970,000	\$1,021,778	+ 5.3%
Average Sales Price*	\$1,160,808	\$1,121,986	- 3.3%	\$1,138,784	\$1,171,432	+ 2.9%
Percent of Original List Price Received*	95.5%	94.8%	- 0.7%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	60	64	+ 6.7%	33	42	+ 27.3%
Inventory of Homes for Sale	137	98	- 28.5%	--	--	--

* 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

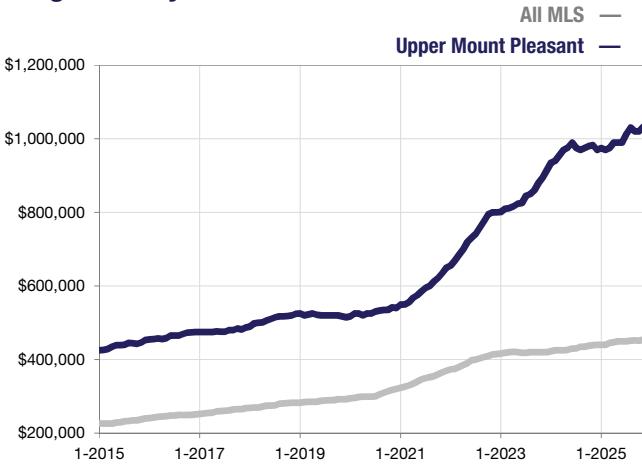
Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	14	16	+ 14.3%	298	294	- 1.3%
Closed Sales	11	10	- 9.1%	227	221	- 2.6%
Median Sales Price*	\$425,000	\$508,500	+ 19.6%	\$500,000	\$520,000	+ 4.0%
Average Sales Price*	\$457,915	\$537,590	+ 17.4%	\$523,424	\$523,134	- 0.1%
Percent of Original List Price Received*	95.0%	95.7%	+ 0.7%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	68	51	- 25.0%	27	41	+ 51.9%
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

