

Local Market Update – February 2021

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



Upper Mount Pleasant

Area 41

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	107	117	+ 9.3%	229	241	+ 5.2%
Closed Sales	66	87	+ 31.8%	148	169	+ 14.2%
Median Sales Price*	\$544,000	\$540,000	- 0.7%	\$535,750	\$579,253	+ 8.1%
Average Sales Price*	\$625,693	\$657,747	+ 5.1%	\$585,431	\$665,480	+ 13.7%
Percent of Original List Price Received*	95.6%	98.3%	+ 2.8%	96.3%	98.6%	+ 2.4%
Days on Market Until Sale	94	37	- 60.6%	80	31	- 61.3%
Inventory of Homes for Sale	303	61	- 79.9%	--	--	--

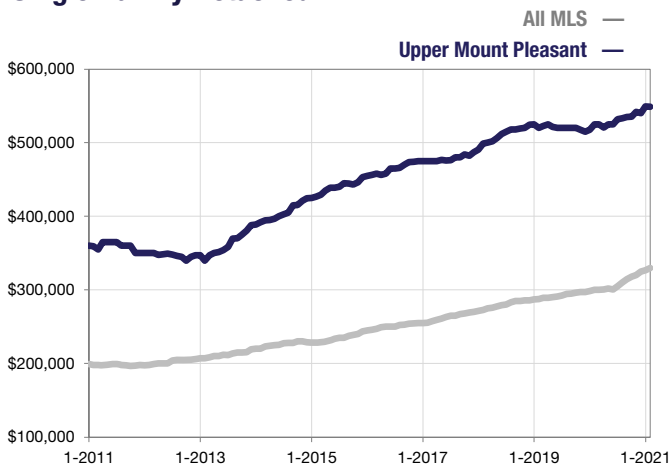
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	43	35	- 18.6%	78	65	- 16.7%
Closed Sales	19	27	+ 42.1%	32	48	+ 50.0%
Median Sales Price*	\$319,500	\$335,000	+ 4.9%	\$305,750	\$323,250	+ 5.7%
Average Sales Price*	\$326,261	\$315,565	- 3.3%	\$313,154	\$311,722	- 0.5%
Percent of Original List Price Received*	96.9%	98.5%	+ 1.7%	97.0%	98.3%	+ 1.3%
Days on Market Until Sale	56	22	- 60.7%	68	33	- 51.5%
Inventory of Homes for Sale	95	12	- 87.4%	--	--	--

* 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

