

Local Market Update – March 2021

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



Lower Mount Pleasant

Area 42

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	104	103	- 1.0%	270	259	- 4.1%
Closed Sales	70	85	+ 21.4%	174	227	+ 30.5%
Median Sales Price*	\$592,500	\$630,000	+ 6.3%	\$586,495	\$650,000	+ 10.8%
Average Sales Price*	\$661,991	\$759,849	+ 14.8%	\$679,582	\$791,329	+ 16.4%
Percent of Original List Price Received*	95.4%	98.5%	+ 3.2%	94.2%	97.0%	+ 3.0%
Days on Market Until Sale	75	16	- 78.7%	79	35	- 55.7%
Inventory of Homes for Sale	255	46	- 82.0%	--	--	--

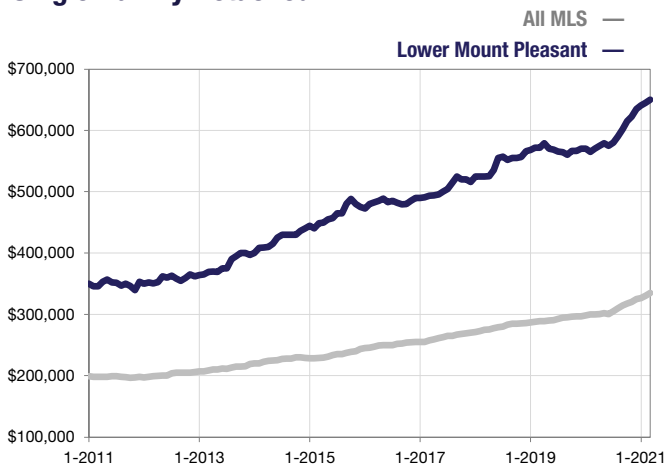
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	50	57	+ 14.0%	141	157	+ 11.3%
Closed Sales	38	61	+ 60.5%	74	124	+ 67.6%
Median Sales Price*	\$249,950	\$285,000	+ 14.0%	\$245,000	\$287,000	+ 17.1%
Average Sales Price*	\$306,945	\$416,335	+ 35.6%	\$276,926	\$409,820	+ 48.0%
Percent of Original List Price Received*	95.6%	98.9%	+ 3.5%	96.1%	98.0%	+ 2.0%
Days on Market Until Sale	64	22	- 65.6%	61	39	- 36.1%
Inventory of Homes for Sale	110	17	- 84.5%	--	--	--

* 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

