

Local Market Update – March 2021

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



Upper Mount Pleasant

Area 41

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	139	135	- 2.9%	368	376	+ 2.2%
Closed Sales	98	131	+ 33.7%	246	300	+ 22.0%
Median Sales Price*	\$535,000	\$587,500	+ 9.8%	\$535,000	\$584,500	+ 9.3%
Average Sales Price*	\$585,377	\$668,211	+ 14.2%	\$585,410	\$666,673	+ 13.9%
Percent of Original List Price Received*	97.3%	100.3%	+ 3.1%	96.7%	99.4%	+ 2.8%
Days on Market Until Sale	69	21	- 69.6%	76	27	- 64.5%
Inventory of Homes for Sale	319	62	- 80.6%	--	--	--

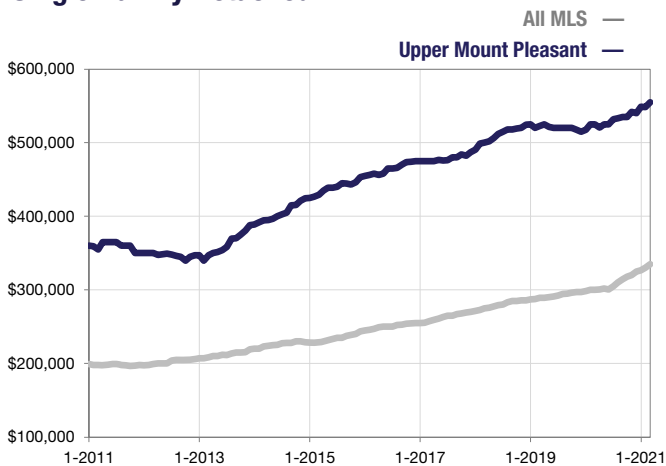
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	38	29	- 23.7%	116	94	- 19.0%
Closed Sales	33	36	+ 9.1%	65	84	+ 29.2%
Median Sales Price*	\$265,000	\$327,500	+ 23.6%	\$290,000	\$324,950	+ 12.1%
Average Sales Price*	\$283,951	\$319,392	+ 12.5%	\$298,328	\$315,009	+ 5.6%
Percent of Original List Price Received*	97.4%	99.6%	+ 2.3%	97.2%	98.9%	+ 1.7%
Days on Market Until Sale	67	14	- 79.1%	67	25	- 62.7%
Inventory of Homes for Sale	104	12	- 88.5%	--	--	--

* 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

