

Local Market Update – April 2021

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



Lower Mount Pleasant

Area 42

| Single-Family Detached | April | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 99 | 95 | - 4.0% | 369 | 354 | - 4.1% |
| Closed Sales | 66 | 92 | + 39.4% | 240 | 319 | + 32.9% |
| Median Sales Price* | \$639,500 | \$777,500 | + 21.6% | \$596,000 | \$685,000 | + 14.9% |
| Average Sales Price* | \$690,609 | \$945,147 | + 36.9% | \$682,614 | \$835,690 | + 22.4% |
| Percent of Original List Price Received* | 95.9% | 98.8% | + 3.0% | 94.7% | 97.5% | + 3.0% |
| Days on Market Until Sale | 43 | 31 | - 27.9% | 69 | 34 | - 50.7% |
| Inventory of Homes for Sale | 246 | 51 | - 79.3% | -- | -- | -- |

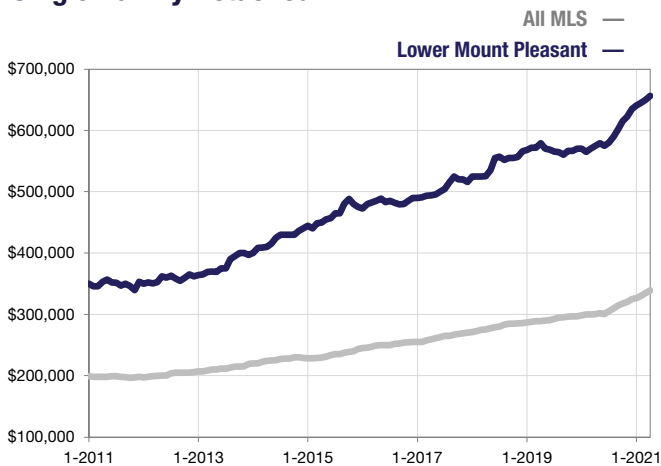
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | April | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 22 | 61 | + 177.3% | 163 | 218 | + 33.7% |
| Closed Sales | 22 | 66 | + 200.0% | 96 | 190 | + 97.9% |
| Median Sales Price* | \$285,000 | \$310,000 | + 8.8% | \$247,700 | \$295,000 | + 19.1% |
| Average Sales Price* | \$370,450 | \$403,666 | + 9.0% | \$298,358 | \$407,682 | + 36.6% |
| Percent of Original List Price Received* | 95.1% | 99.7% | + 4.8% | 95.9% | 98.6% | + 2.8% |
| Days on Market Until Sale | 62 | 24 | - 61.3% | 61 | 34 | - 44.3% |
| Inventory of Homes for Sale | 102 | 18 | - 82.4% | -- | -- | -- |

* 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

