

# Local Market Update – April 2021

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	91	<b>131</b>	+ 44.0%	459	<b>507</b>	+ 10.5%
Closed Sales	86	<b>116</b>	+ 34.9%	332	<b>416</b>	+ 25.3%
Median Sales Price*	\$503,000	<b>\$642,327</b>	+ 27.7%	\$532,258	<b>\$596,100</b>	+ 12.0%
Average Sales Price*	\$549,560	<b>\$706,695</b>	+ 28.6%	\$576,123	<b>\$677,833</b>	+ 17.7%
Percent of Original List Price Received*	97.3%	<b>101.4%</b>	+ 4.2%	96.9%	<b>99.9%</b>	+ 3.1%
Days on Market Until Sale	60	<b>13</b>	- 78.3%	72	<b>23</b>	- 68.1%
Inventory of Homes for Sale	304	<b>64</b>	- 78.9%	--	--	--

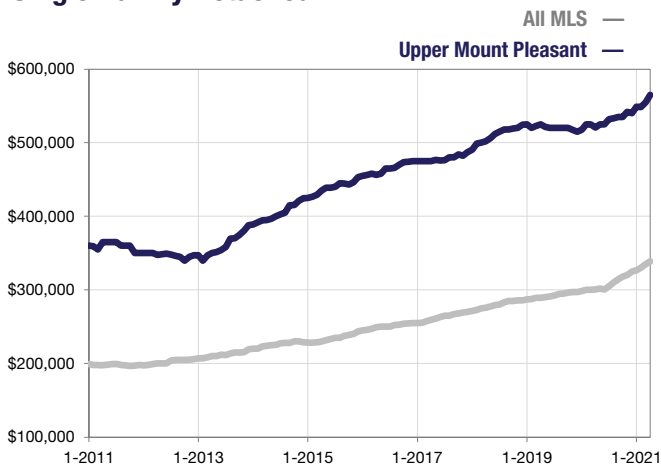
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	31	<b>33</b>	+ 6.5%	147	<b>127</b>	- 13.6%
Closed Sales	25	<b>26</b>	+ 4.0%	90	<b>110</b>	+ 22.2%
Median Sales Price*	\$330,000	<b>\$321,000</b>	- 2.7%	\$305,250	<b>\$324,450</b>	+ 6.3%
Average Sales Price*	\$333,480	<b>\$325,804</b>	- 2.3%	\$308,092	<b>\$317,561</b>	+ 3.1%
Percent of Original List Price Received*	96.9%	<b>101.4%</b>	+ 4.6%	97.1%	<b>99.4%</b>	+ 2.4%
Days on Market Until Sale	95	<b>12</b>	- 87.4%	75	<b>22</b>	- 70.7%
Inventory of Homes for Sale	102	<b>6</b>	- 94.1%	--	--	--

\* 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

