

Local Market Update – May 2021

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



Lower Mount Pleasant

Area 42

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	100	80	- 20.0%	469	433	- 7.7%
Closed Sales	74	94	+ 27.0%	314	416	+ 32.5%
Median Sales Price*	\$557,500	\$755,800	+ 35.6%	\$585,000	\$699,000	+ 19.5%
Average Sales Price*	\$653,248	\$1,025,704	+ 57.0%	\$675,693	\$876,768	+ 29.8%
Percent of Original List Price Received*	96.2%	100.2%	+ 4.2%	95.0%	98.1%	+ 3.3%
Days on Market Until Sale	44	25	- 43.2%	63	32	- 49.2%
Inventory of Homes for Sale	251	44	- 82.5%	--	--	--

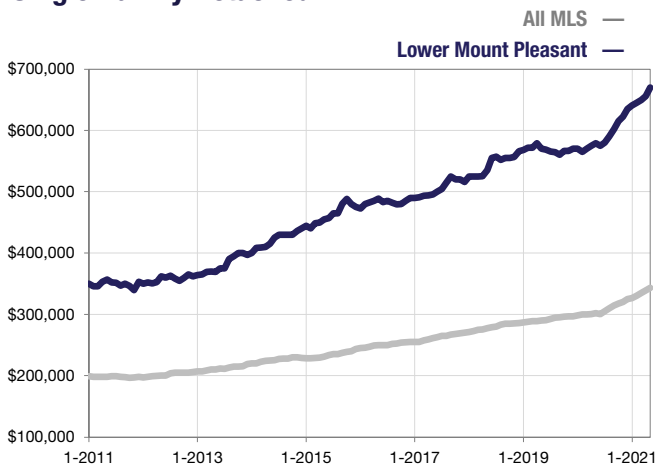
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	40	45	+ 12.5%	203	264	+ 30.0%
Closed Sales	23	57	+ 147.8%	119	249	+ 109.2%
Median Sales Price*	\$228,000	\$400,000	+ 75.4%	\$245,000	\$310,000	+ 26.5%
Average Sales Price*	\$298,409	\$451,590	+ 51.3%	\$298,368	\$416,466	+ 39.6%
Percent of Original List Price Received*	95.8%	100.5%	+ 4.9%	95.9%	99.0%	+ 3.2%
Days on Market Until Sale	40	13	- 67.5%	57	29	- 49.1%
Inventory of Homes for Sale	93	18	- 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

