

Local Market Update – May 2021

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



Upper Mount Pleasant

Area 41

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	132	114	- 13.6%	591	621	+ 5.1%
Closed Sales	95	114	+ 20.0%	427	532	+ 24.6%
Median Sales Price*	\$536,790	\$612,385	+ 14.1%	\$532,370	\$600,000	+ 12.7%
Average Sales Price*	\$610,588	\$709,399	+ 16.2%	\$583,791	\$685,132	+ 17.4%
Percent of Original List Price Received*	97.6%	101.3%	+ 3.8%	97.0%	100.2%	+ 3.3%
Days on Market Until Sale	49	17	- 65.3%	66	22	- 66.7%
Inventory of Homes for Sale	288	48	- 83.3%	--	--	--

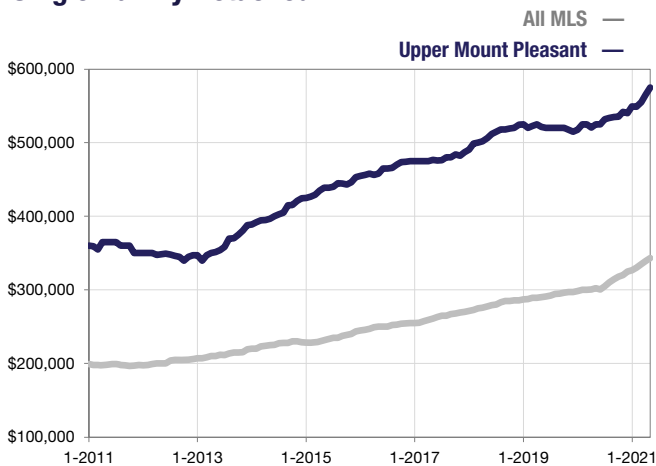
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	46	37	- 19.6%	193	164	- 15.0%
Closed Sales	19	25	+ 31.6%	109	135	+ 23.9%
Median Sales Price*	\$327,000	\$310,000	- 5.2%	\$310,000	\$322,500	+ 4.0%
Average Sales Price*	\$321,040	\$321,695	+ 0.2%	\$310,349	\$318,326	+ 2.6%
Percent of Original List Price Received*	96.3%	103.1%	+ 7.1%	97.0%	100.1%	+ 3.2%
Days on Market Until Sale	69	7	- 89.9%	74	19	- 74.3%
Inventory of Homes for Sale	105	8	- 92.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

