

Local Market Update – July 2021

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



Lower Mount Pleasant

Area 42

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	120	96	- 20.0%	690	644	- 6.7%
Closed Sales	131	78	- 40.5%	525	610	+ 16.2%
Median Sales Price*	\$640,000	\$745,000	+ 16.4%	\$589,000	\$720,000	+ 22.2%
Average Sales Price*	\$766,127	\$875,298	+ 14.2%	\$708,062	\$883,736	+ 24.8%
Percent of Original List Price Received*	96.5%	100.0%	+ 3.6%	95.4%	98.9%	+ 3.7%
Days on Market Until Sale	53	10	- 81.1%	60	24	- 60.0%
Inventory of Homes for Sale	209	68	- 67.5%	--	--	--

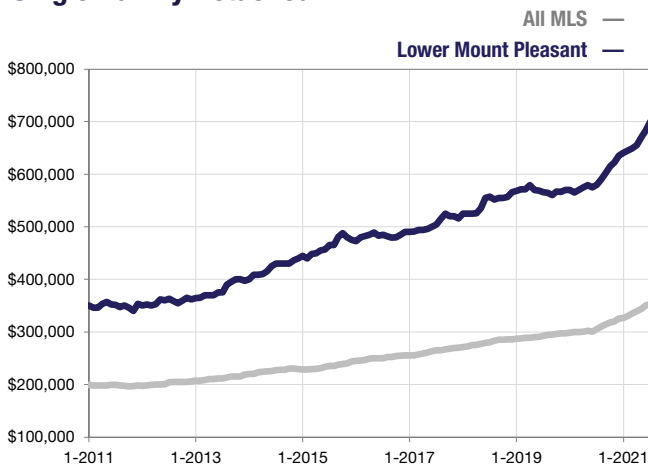
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	61	53	- 13.1%	317	371	+ 17.0%
Closed Sales	45	34	- 24.4%	206	331	+ 60.7%
Median Sales Price*	\$247,000	\$324,500	+ 31.4%	\$245,000	\$300,000	+ 22.4%
Average Sales Price*	\$266,769	\$405,213	+ 51.9%	\$296,426	\$401,726	+ 35.5%
Percent of Original List Price Received*	96.1%	100.0%	+ 4.1%	96.0%	99.8%	+ 4.0%
Days on Market Until Sale	44	11	- 75.0%	52	24	- 53.8%
Inventory of Homes for Sale	89	24	- 73.0%	--	--	--

* 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

