

Local Market Update – August 2021

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



Lower Mount Pleasant

Area 42

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	94	81	- 13.8%	784	725	- 7.5%
Closed Sales	82	71	- 13.4%	607	682	+ 12.4%
Median Sales Price*	\$653,125	\$800,000	+ 22.5%	\$600,000	\$725,000	+ 20.8%
Average Sales Price*	\$807,864	\$939,981	+ 16.4%	\$721,545	\$891,742	+ 23.6%
Percent of Original List Price Received*	96.5%	98.2%	+ 1.8%	95.6%	98.8%	+ 3.3%
Days on Market Until Sale	39	21	- 46.2%	57	24	- 57.9%
Inventory of Homes for Sale	183	57	- 68.9%	--	--	--

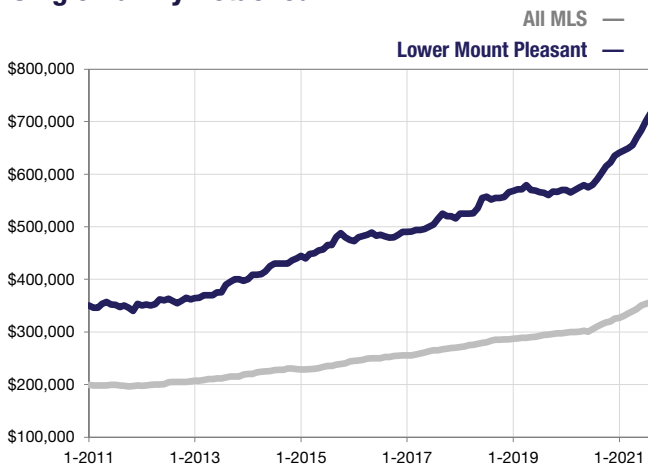
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	31	70	+ 125.8%	348	442	+ 27.0%
Closed Sales	44	52	+ 18.2%	250	385	+ 54.0%
Median Sales Price*	\$252,500	\$315,000	+ 24.8%	\$245,250	\$300,000	+ 22.3%
Average Sales Price*	\$331,280	\$457,005	+ 38.0%	\$302,561	\$408,602	+ 35.0%
Percent of Original List Price Received*	96.9%	99.8%	+ 3.0%	96.1%	99.8%	+ 3.9%
Days on Market Until Sale	44	19	- 56.8%	50	23	- 54.0%
Inventory of Homes for Sale	69	30	- 56.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

