

Local Market Update – October 2021

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



Lower Mount Pleasant

Area 42

Single-Family Detached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	100	75	- 25.0%	973	877	- 9.9%
Closed Sales	97	76	- 21.6%	809	828	+ 2.3%
Median Sales Price*	\$717,991	\$789,250	+ 9.9%	\$620,000	\$740,000	+ 19.4%
Average Sales Price*	\$867,462	\$1,076,297	+ 24.1%	\$756,181	\$912,397	+ 20.7%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	95.7%	98.6%	+ 3.0%
Days on Market Until Sale	58	22	- 62.1%	56	23	- 58.9%
Inventory of Homes for Sale	160	49	- 69.4%	--	--	--

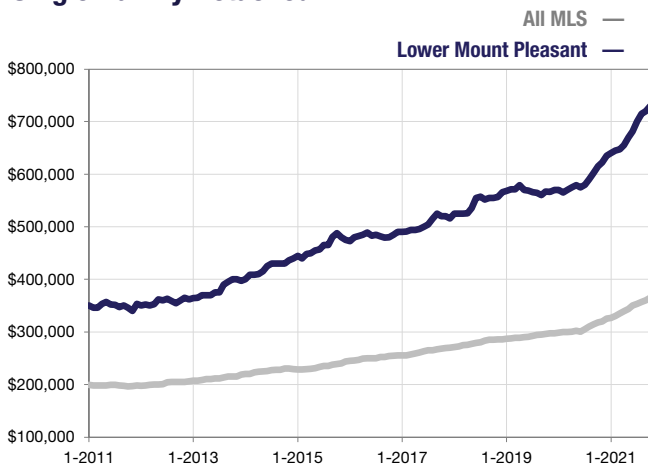
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	37	28	- 24.3%	429	506	+ 17.9%
Closed Sales	38	42	+ 10.5%	346	476	+ 37.6%
Median Sales Price*	\$268,750	\$365,000	+ 35.8%	\$250,000	\$310,000	+ 24.0%
Average Sales Price*	\$374,072	\$558,799	+ 49.4%	\$320,386	\$420,858	+ 31.4%
Percent of Original List Price Received*	96.0%	100.1%	+ 4.3%	96.1%	99.9%	+ 4.0%
Days on Market Until Sale	59	14	- 76.3%	51	21	- 58.8%
Inventory of Homes for Sale	62	15	- 75.8%	--	--	--

* 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

