

# Local Market Update – December 2021

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	74	50	- 32.4%	1,446	1,257	- 13.1%
Closed Sales	129	70	- 45.7%	1,304	1,233	- 5.4%
Median Sales Price*	\$545,000	<b>\$749,615</b>	+ 37.5%	\$540,570	<b>\$650,000</b>	+ 20.2%
Average Sales Price*	\$650,542	<b>\$863,900</b>	+ 32.8%	\$610,457	<b>\$733,018</b>	+ 20.1%
Percent of Original List Price Received*	98.4%	<b>100.6%</b>	+ 2.2%	97.5%	<b>100.8%</b>	+ 3.4%
Days on Market Until Sale	33	25	- 24.2%	52	18	- 65.4%
Inventory of Homes for Sale	105	41	- 61.0%	--	--	--

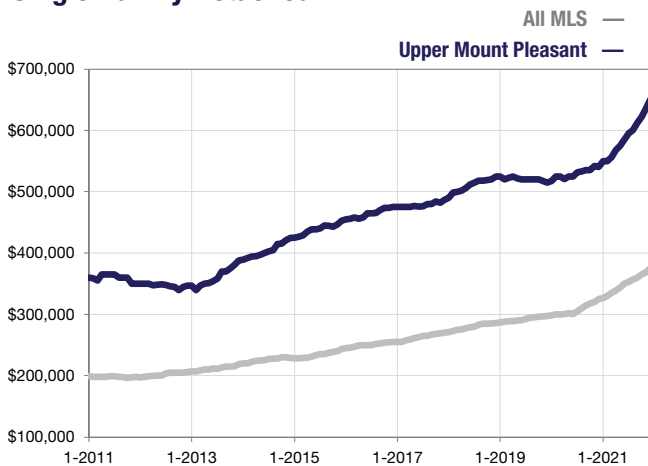
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	23	15	- 34.8%	425	369	- 13.2%
Closed Sales	40	38	- 5.0%	370	362	- 2.2%
Median Sales Price*	\$312,750	<b>\$399,952</b>	+ 27.9%	\$319,375	<b>\$350,000</b>	+ 9.6%
Average Sales Price*	\$324,139	<b>\$388,622</b>	+ 19.9%	\$315,130	<b>\$359,838</b>	+ 14.2%
Percent of Original List Price Received*	98.6%	<b>99.9%</b>	+ 1.3%	97.4%	<b>100.6%</b>	+ 3.3%
Days on Market Until Sale	31	21	- 32.3%	53	13	- 75.5%
Inventory of Homes for Sale	33	6	- 81.8%	--	--	--

\* 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

