

# Local Market Update – January 2023

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	59	46	- 22.0%	59	46	- 22.0%
Closed Sales	38	27	- 28.9%	38	27	- 28.9%
Median Sales Price*	\$683,505	<b>\$860,000</b>	+ 25.8%	\$683,505	<b>\$860,000</b>	+ 25.8%
Average Sales Price*	\$887,799	<b>\$1,076,941</b>	+ 21.3%	\$887,799	<b>\$1,076,941</b>	+ 21.3%
Percent of Original List Price Received*	97.7%	<b>96.7%</b>	- 1.0%	97.7%	<b>96.7%</b>	- 1.0%
Days on Market Until Sale	16	21	+ 31.3%	16	21	+ 31.3%
Inventory of Homes for Sale	40	67	+ 67.5%	--	--	--

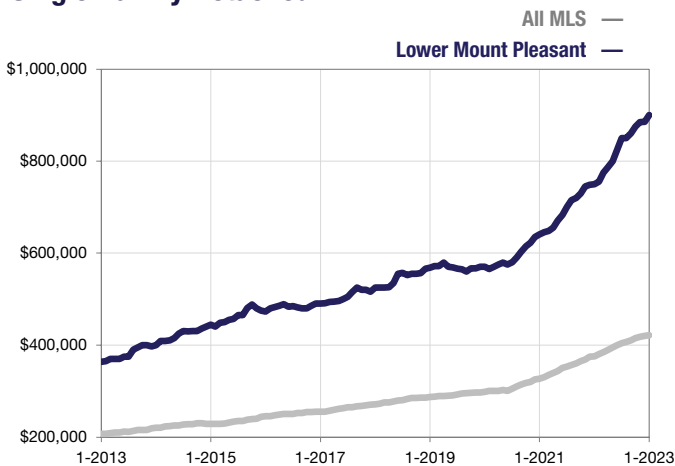
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	33	17	- 48.5%	33	17	- 48.5%
Closed Sales	29	14	- 51.7%	29	14	- 51.7%
Median Sales Price*	\$568,330	<b>\$360,000</b>	- 36.7%	\$568,330	<b>\$360,000</b>	- 36.7%
Average Sales Price*	\$514,182	<b>\$381,064</b>	- 25.9%	\$514,182	<b>\$381,064</b>	- 25.9%
Percent of Original List Price Received*	100.8%	<b>97.2%</b>	- 3.6%	100.8%	<b>97.2%</b>	- 3.6%
Days on Market Until Sale	15	24	+ 60.0%	15	24	+ 60.0%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

