

# Local Market Update – January 2023

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	58	56	- 3.4%	58	56	- 3.4%
Closed Sales	49	43	- 12.2%	49	43	- 12.2%
Median Sales Price*	\$756,000	<b>\$750,000</b>	- 0.8%	\$756,000	<b>\$750,000</b>	- 0.8%
Average Sales Price*	\$840,000	<b>\$943,731</b>	+ 12.3%	\$840,000	<b>\$943,731</b>	+ 12.3%
Percent of Original List Price Received*	100.3%	<b>92.9%</b>	- 7.4%	100.3%	<b>92.9%</b>	- 7.4%
Days on Market Until Sale	17	<b>48</b>	+ 182.4%	17	<b>48</b>	+ 182.4%
Inventory of Homes for Sale	43	<b>92</b>	+ 114.0%	--	--	--

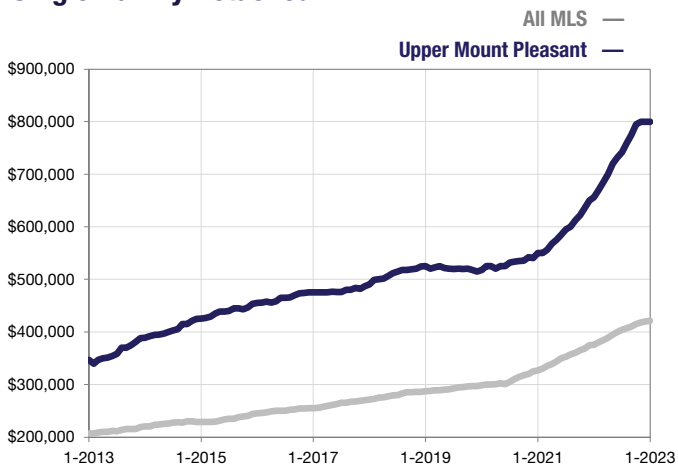
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	25	19	- 24.0%	25	19	- 24.0%
Closed Sales	30	12	- 60.0%	30	12	- 60.0%
Median Sales Price*	\$290,848	<b>\$437,500</b>	+ 50.4%	\$290,848	<b>\$437,500</b>	+ 50.4%
Average Sales Price*	\$345,638	<b>\$457,063</b>	+ 32.2%	\$345,638	<b>\$457,063</b>	+ 32.2%
Percent of Original List Price Received*	102.6%	<b>94.9%</b>	- 7.5%	102.6%	<b>94.9%</b>	- 7.5%
Days on Market Until Sale	27	<b>45</b>	+ 66.7%	27	<b>45</b>	+ 66.7%
Inventory of Homes for Sale	11	<b>25</b>	+ 127.3%	--	--	--

\* 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

