

Local Market Update – April 2023

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



Lower Mount Pleasant

Area 42

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	83	62	- 25.3%	297	221	- 25.6%
Closed Sales	70	34	- 51.4%	233	138	- 40.8%
Median Sales Price*	\$925,000	\$890,000	- 3.8%	\$870,000	\$879,500	+ 1.1%
Average Sales Price*	\$1,199,400	\$1,056,647	- 11.9%	\$1,166,224	\$1,239,316	+ 6.3%
Percent of Original List Price Received*	103.2%	95.7%	- 7.3%	100.9%	95.4%	- 5.5%
Days on Market Until Sale	11	18	+ 63.6%	12	30	+ 150.0%
Inventory of Homes for Sale	42	75	+ 78.6%	--	--	--

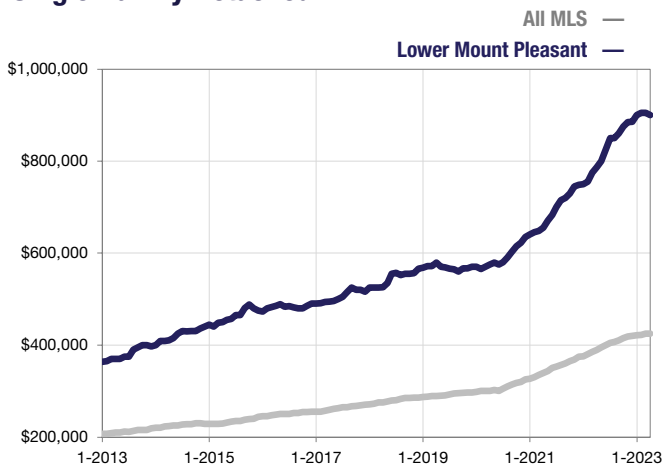
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	30	33	+ 10.0%	136	94	- 30.9%
Closed Sales	31	23	- 25.8%	125	71	- 43.2%
Median Sales Price*	\$371,000	\$443,500	+ 19.5%	\$370,000	\$390,000	+ 5.4%
Average Sales Price*	\$525,371	\$615,863	+ 17.2%	\$492,501	\$479,109	- 2.7%
Percent of Original List Price Received*	104.0%	97.8%	- 6.0%	102.2%	96.5%	- 5.6%
Days on Market Until Sale	10	26	+ 160.0%	9	26	+ 188.9%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--

* 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

