

Local Market Update – August 2023

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



Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	58	62	+ 6.9%	638	464	- 27.3%
Closed Sales	56	51	- 8.9%	519	341	- 34.3%
Median Sales Price*	\$720,000	\$1,035,000	+ 43.8%	\$900,000	\$923,000	+ 2.6%
Average Sales Price*	\$934,455	\$1,326,582	+ 42.0%	\$1,166,524	\$1,309,100	+ 12.2%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	100.2%	96.2%	- 4.0%
Days on Market Until Sale	18	29	+ 61.1%	11	25	+ 127.3%
Inventory of Homes for Sale	91	66	- 27.5%	--	--	--

* 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.

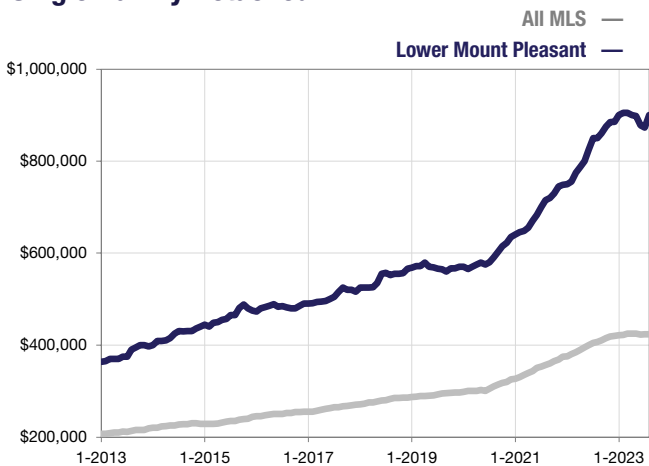
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	22	16	- 27.3%	271	204	- 24.7%
Closed Sales	22	24	+ 9.1%	247	172	- 30.4%
Median Sales Price*	\$410,000	\$454,000	+ 10.7%	\$387,500	\$402,500	+ 3.9%
Average Sales Price*	\$492,250	\$679,438	+ 38.0%	\$513,872	\$521,696	+ 1.5%
Percent of Original List Price Received*	97.6%	99.2%	+ 1.6%	101.1%	98.2%	- 2.9%
Days on Market Until Sale	19	22	+ 15.8%	10	20	+ 100.0%
Inventory of Homes for Sale	29	18	- 37.9%	--	--	--

* 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

