

Local Market Update – August 2023

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



Upper Mount Pleasant

Area 41

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	101	76	- 24.8%	857	695	- 18.9%
Closed Sales	73	69	- 5.5%	657	565	- 14.0%
Median Sales Price*	\$800,000	\$885,000	+ 10.6%	\$805,000	\$900,000	+ 11.8%
Average Sales Price*	\$979,735	\$997,310	+ 1.8%	\$917,703	\$992,428	+ 8.1%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	100.7%	97.7%	- 3.0%
Days on Market Until Sale	13	18	+ 38.5%	12	31	+ 158.3%
Inventory of Homes for Sale	168	112	- 33.3%	--	--	--

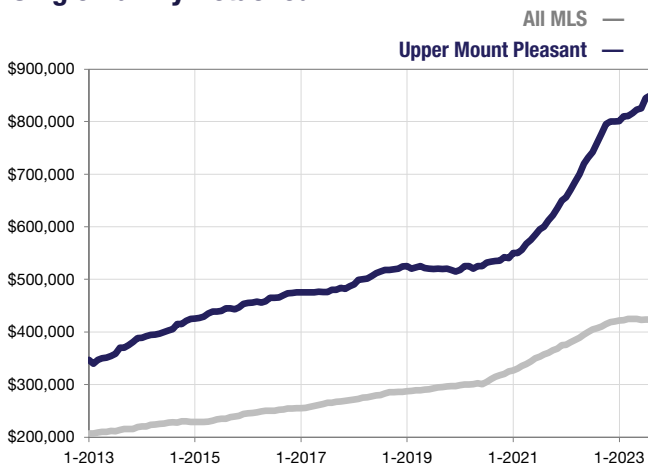
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	32	31	- 3.1%	260	199	- 23.5%
Closed Sales	32	22	- 31.3%	230	176	- 23.5%
Median Sales Price*	\$491,250	\$580,000	+ 18.1%	\$418,943	\$523,000	+ 24.8%
Average Sales Price*	\$463,650	\$549,236	+ 18.5%	\$427,004	\$510,724	+ 19.6%
Percent of Original List Price Received*	100.2%	98.8%	- 1.4%	101.8%	98.5%	- 3.2%
Days on Market Until Sale	11	15	+ 36.4%	11	25	+ 127.3%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

