

Local Market Update – December 2023

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

Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	24	28	+ 16.7%	827	652	- 21.2%
Closed Sales	35	43	+ 22.9%	681	506	- 25.7%
Median Sales Price*	\$765,000	\$1,025,000	+ 34.0%	\$885,590	\$950,000	+ 7.3%
Average Sales Price*	\$1,212,897	\$1,257,465	+ 3.7%	\$1,186,813	\$1,319,884	+ 11.2%
Percent of Original List Price Received*	94.1%	95.6%	+ 1.6%	98.6%	95.9%	- 2.7%
Days on Market Until Sale	26	23	- 11.5%	15	25	+ 66.7%
Inventory of Homes for Sale	70	58	- 17.1%	--	--	--

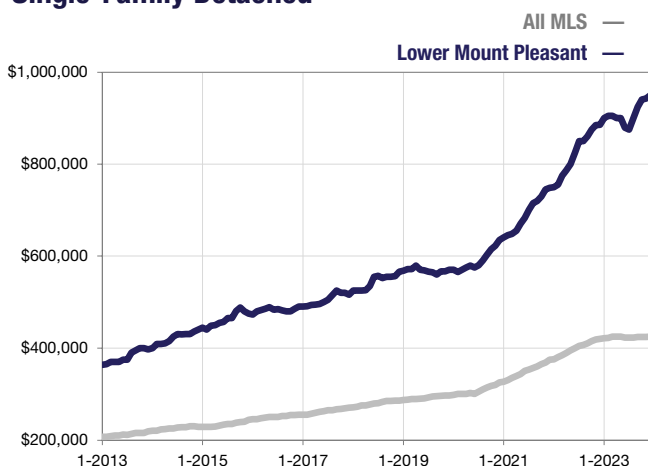
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	11	17	+ 54.5%	357	302	- 15.4%
Closed Sales	17	13	- 23.5%	324	251	- 22.5%
Median Sales Price*	\$385,000	\$380,000	- 1.3%	\$395,000	\$420,000	+ 6.3%
Average Sales Price*	\$550,117	\$492,231	- 10.5%	\$521,591	\$546,697	+ 4.8%
Percent of Original List Price Received*	96.5%	97.6%	+ 1.1%	99.9%	97.9%	- 2.0%
Days on Market Until Sale	26	21	- 19.2%	14	20	+ 42.9%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--

* 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

