

Local Market Update – December 2023

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



Upper Mount Pleasant

Area 41

Single-Family Detached	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	31	45	+ 45.2%	1,126	933	- 17.1%
Closed Sales	70	46	- 34.3%	925	759	- 17.9%
Median Sales Price*	\$770,296	\$1,040,950	+ 35.1%	\$800,000	\$915,000	+ 14.4%
Average Sales Price*	\$912,177	\$1,063,136	+ 16.5%	\$911,182	\$1,006,385	+ 10.4%
Percent of Original List Price Received*	94.0%	98.1%	+ 4.4%	99.3%	97.7%	- 1.6%
Days on Market Until Sale	40	30	- 25.0%	17	30	+ 76.5%
Inventory of Homes for Sale	122	102	- 16.4%	--	--	--

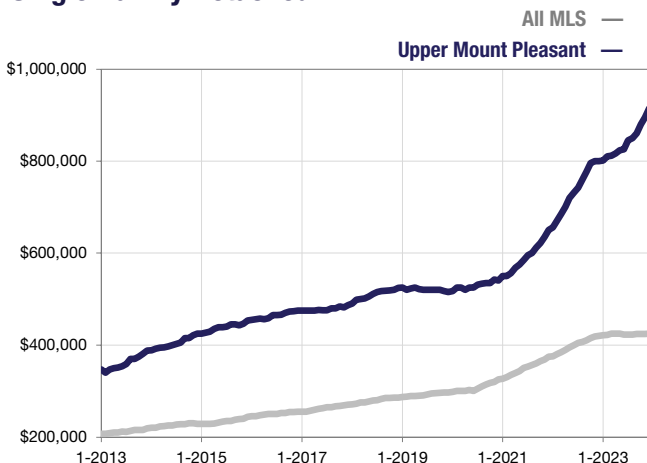
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	13	- 7.1%	328	265	- 19.2%
Closed Sales	16	17	+ 6.3%	293	257	- 12.3%
Median Sales Price*	\$527,250	\$495,000	- 6.1%	\$425,000	\$540,000	+ 27.1%
Average Sales Price*	\$511,494	\$504,468	- 1.4%	\$434,266	\$522,546	+ 20.3%
Percent of Original List Price Received*	96.3%	97.7%	+ 1.5%	100.7%	98.5%	- 2.2%
Days on Market Until Sale	26	18	- 30.8%	14	22	+ 57.1%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--

* 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

