

Local Market Update – March 2024

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



Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	62	80	+ 29.0%	159	195	+ 22.6%
Closed Sales	52	43	- 17.3%	104	124	+ 19.2%
Median Sales Price*	\$877,000	\$1,040,000	+ 18.6%	\$879,000	\$947,500	+ 7.8%
Average Sales Price*	\$1,296,177	\$1,201,742	- 7.3%	\$1,299,082	\$1,278,403	- 1.6%
Percent of Original List Price Received*	94.5%	96.1%	+ 1.7%	95.3%	96.1%	+ 0.8%
Days on Market Until Sale	39	32	- 17.9%	33	26	- 21.2%
Inventory of Homes for Sale	66	69	+ 4.5%	--	--	--

* 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.

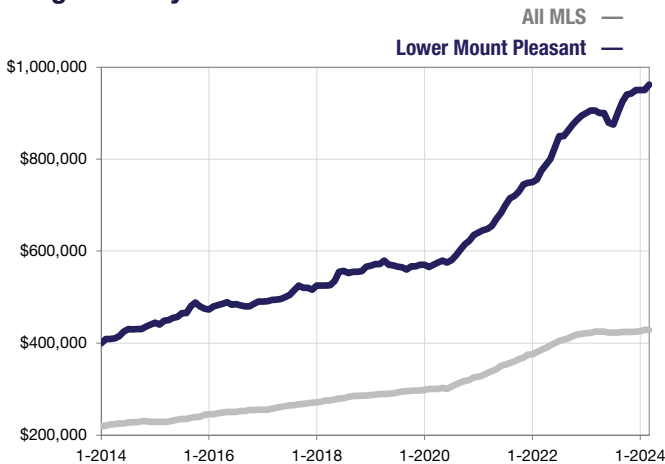
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	26	26	0.0%	61	86	+ 41.0%
Closed Sales	18	27	+ 50.0%	48	67	+ 39.6%
Median Sales Price*	\$382,500	\$405,000	+ 5.9%	\$375,000	\$470,000	+ 25.3%
Average Sales Price*	\$420,389	\$534,652	+ 27.2%	\$413,581	\$609,284	+ 47.3%
Percent of Original List Price Received*	95.7%	97.3%	+ 1.7%	96.0%	97.4%	+ 1.5%
Days on Market Until Sale	24	18	- 25.0%	26	16	- 38.5%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--

* 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

