

# Local Market Update – March 2024

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
<b>Key Metrics</b>						
New Listings	112	95	- 15.2%	234	263	+ 12.4%
Closed Sales	77	54	- 29.9%	167	151	- 9.6%
Median Sales Price*	\$794,000	<b>\$985,000</b>	+ 24.1%	\$785,000	<b>\$999,900</b>	+ 27.4%
Average Sales Price*	\$898,395	<b>\$1,129,591</b>	+ 25.7%	\$916,638	<b>\$1,137,302</b>	+ 24.1%
Percent of Original List Price Received*	95.9%	<b>97.8%</b>	+ 2.0%	94.8%	<b>97.5%</b>	+ 2.8%
Days on Market Until Sale	48	<b>17</b>	- 64.6%	49	<b>29</b>	- 40.8%
Inventory of Homes for Sale	93	<b>87</b>	- 6.5%	--	--	--

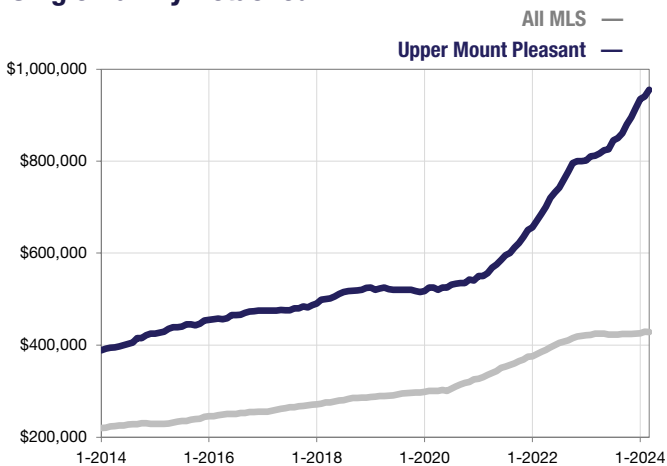
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
<b>Key Metrics</b>						
New Listings	26	32	+ 23.1%	63	85	+ 34.9%
Closed Sales	16	26	+ 62.5%	48	60	+ 25.0%
Median Sales Price*	\$505,000	<b>\$520,500</b>	+ 3.1%	\$492,450	<b>\$509,250</b>	+ 3.4%
Average Sales Price*	\$482,221	<b>\$534,899</b>	+ 10.9%	\$473,491	<b>\$521,041</b>	+ 10.0%
Percent of Original List Price Received*	98.9%	<b>98.2%</b>	- 0.7%	97.3%	<b>98.4%</b>	+ 1.1%
Days on Market Until Sale	21	26	+ 23.8%	33	25	- 24.2%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--

\* 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

