

Local Market Update – February 2026

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



Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	82	75	- 8.5%	152	156	+ 2.6%
Closed Sales	61	44	- 27.9%	98	75	- 23.5%
Median Sales Price*	\$1,100,000	\$1,166,100	+ 6.0%	\$1,088,918	\$1,250,000	+ 14.8%
Average Sales Price*	\$1,415,613	\$1,449,005	+ 2.4%	\$1,398,273	\$1,498,242	+ 7.1%
Percent of Original List Price Received*	94.3%	93.7%	- 0.6%	94.5%	94.7%	+ 0.2%
Days on Market Until Sale	54	68	+ 25.9%	47	53	+ 12.8%
Inventory of Homes for Sale	115	125	+ 8.7%	--	--	--

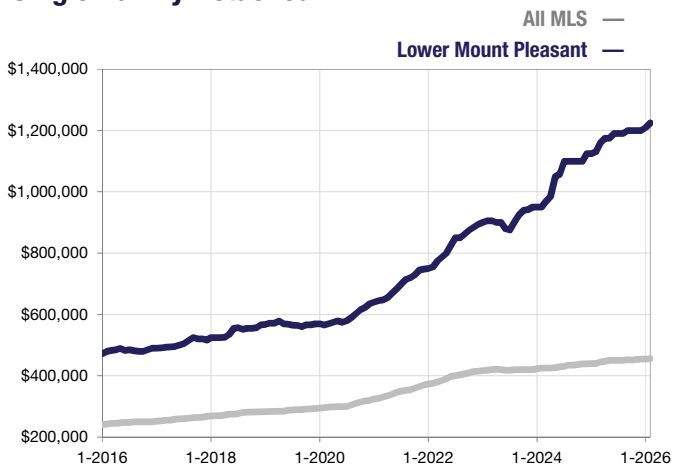
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	35	29	- 17.1%	72	63	- 12.5%
Closed Sales	19	18	- 5.3%	33	33	0.0%
Median Sales Price*	\$580,000	\$427,500	- 26.3%	\$490,000	\$465,000	- 5.1%
Average Sales Price*	\$809,421	\$523,028	- 35.4%	\$705,394	\$541,735	- 23.2%
Percent of Original List Price Received*	96.4%	95.4%	- 1.0%	96.2%	95.1%	- 1.1%
Days on Market Until Sale	38	73	+ 92.1%	36	71	+ 97.2%
Inventory of Homes for Sale	73	62	- 15.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

