

# Local Market Update – August 2017

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



## Upper Mount Pleasant

Area 41

| Single-Family Detached                   | August    |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2016      | 2017             | Percent Change | 2016         | 2017             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 127       | <b>140</b>       | + 10.2%        | 1,180        | <b>1,172</b>     | - 0.7%         |
| Closed Sales                             | 100       | <b>75</b>        | - 25.0%        | 818          | <b>721</b>       | - 11.9%        |
| Median Sales Price*                      | \$470,014 | <b>\$510,000</b> | + 8.5%         | \$466,945    | <b>\$475,000</b> | + 1.7%         |
| Average Sales Price*                     | \$503,831 | <b>\$584,092</b> | + 15.9%        | \$508,506    | <b>\$524,192</b> | + 3.1%         |
| Percent of Original List Price Received* | 98.3%     | <b>96.4%</b>     | - 1.9%         | 98.0%        | <b>97.0%</b>     | - 1.0%         |
| Days on Market Until Sale                | 64        | <b>65</b>        | + 1.6%         | 68           | <b>76</b>        | + 11.8%        |
| Inventory of Homes for Sale              | 520       | <b>427</b>       | - 17.9%        | --           | --               | --             |

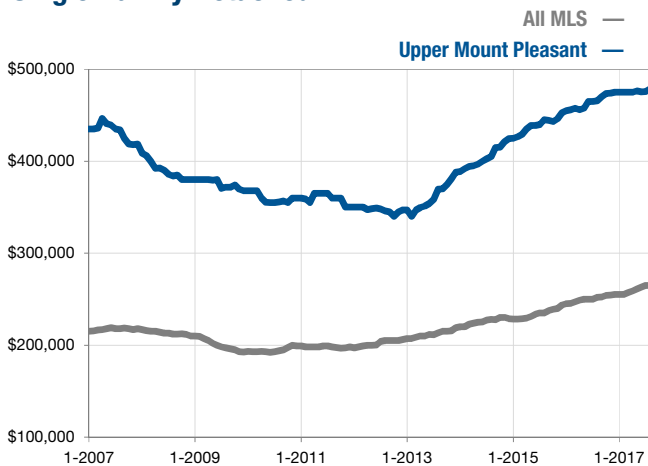
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | August    |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2016      | 2017             | Percent Change | 2016         | 2017             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 45        | <b>40</b>        | - 11.1%        | 339          | <b>333</b>       | - 1.8%         |
| Closed Sales                             | 39        | <b>36</b>        | - 7.7%         | 280          | <b>253</b>       | - 9.6%         |
| Median Sales Price*                      | \$250,000 | <b>\$332,139</b> | + 32.9%        | \$246,000    | <b>\$311,000</b> | + 26.4%        |
| Average Sales Price*                     | \$267,617 | <b>\$315,571</b> | + 17.9%        | \$266,721    | <b>\$300,649</b> | + 12.7%        |
| Percent of Original List Price Received* | 98.7%     | <b>98.2%</b>     | - 0.5%         | 98.2%        | <b>97.6%</b>     | - 0.6%         |
| Days on Market Until Sale                | 50        | <b>25</b>        | - 50.0%        | 44           | <b>43</b>        | - 2.3%         |
| Inventory of Homes for Sale              | 88        | <b>76</b>        | - 13.6%        | --           | --               | --             |

\* 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

