

Local Market Update – August 2014

A RESEARCH TOOL PROVIDED BY THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS®



Lower Mount Pleasant

Area 42

- 28.2%

Change in
New Listings
All Properties

- 23.9%

Change in
Closed Sales
All Properties

+ 1.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	91	70	- 23.1%	730	685	- 6.2%
Closed Sales	89	67	- 24.7%	572	530	- 7.3%
Median Sales Price*	\$435,000	\$420,500	- 3.3%	\$390,000	\$439,500	+ 12.7%
Average Sales Price*	\$496,078	\$557,111	+ 12.3%	\$490,691	\$533,975	+ 8.8%
Percent of Original List Price Received*	96.8%	96.0%	- 0.8%	95.0%	96.2%	+ 1.3%
Days on Market Until Sale	51	40	- 22.5%	62	59	- 4.9%
Inventory of Homes for Sale	237	227	- 4.2%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

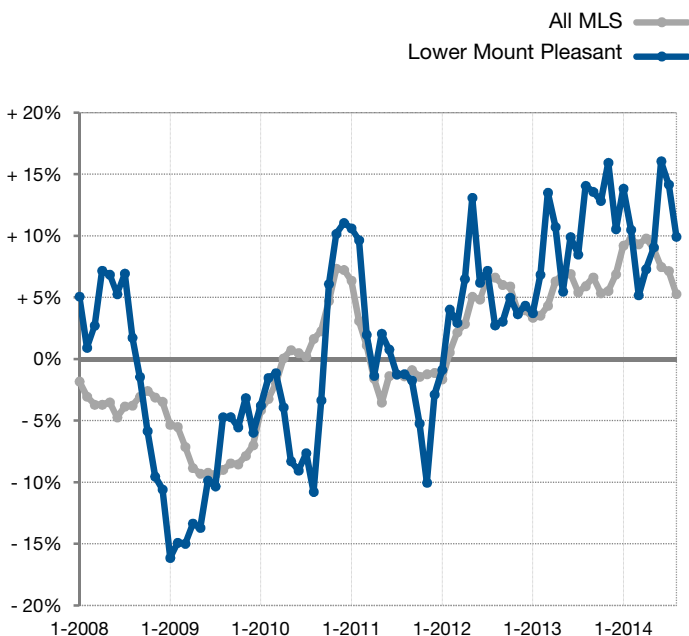
Townhouse-Condo Attached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	33	19	- 42.4%	300	260	- 13.3%
Closed Sales	28	22	- 21.4%	213	209	- 1.9%
Median Sales Price*	\$194,950	\$157,500	- 19.2%	\$169,000	\$187,500	+ 10.9%
Average Sales Price*	\$330,293	\$163,735	- 50.4%	\$293,733	\$296,212	+ 0.8%
Percent of Original List Price Received*	95.1%	96.7%	+ 1.7%	95.4%	97.1%	+ 1.7%
Days on Market Until Sale	40	65	+60.7%	65	55	- 14.9%
Inventory of Homes for Sale	75	88	+ 17.3%	--	--	--

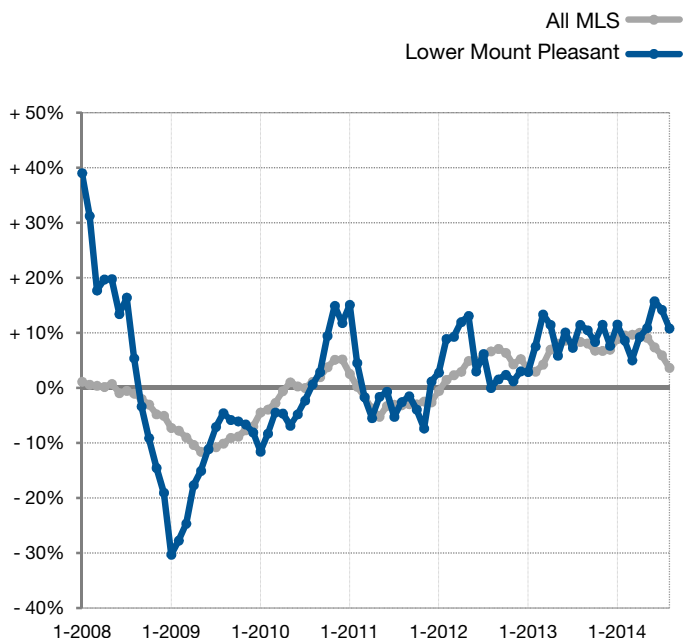
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Single-Family Detached



Townhouse-Condo Attached



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Charleston Trident Association of REALTORS® MLS. | Sponsored by South Carolina REALTORS®. Powered by 10K Research and Marketing. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.