

Local Market Update – July 2014

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



Lower Mount Pleasant

Area 42

- 18.7%

+ 2.9%

- 3.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family Detached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	95	77	- 18.9%	639	617	- 3.4%
Closed Sales	70	80	+ 14.3%	483	461	- 4.6%
Median Sales Price*	\$372,500	\$400,000	+ 7.4%	\$385,000	\$440,000	+ 14.3%
Average Sales Price*	\$444,270	\$511,346	+ 15.1%	\$489,698	\$530,928	+ 8.4%
Percent of Original List Price Received*	95.6%	97.0%	+ 1.5%	94.7%	96.2%	+ 1.7%
Days on Market Until Sale	61	50	- 17.8%	64	62	- 3.1%
Inventory of Homes for Sale	234	215	- 8.1%	--	--	--

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

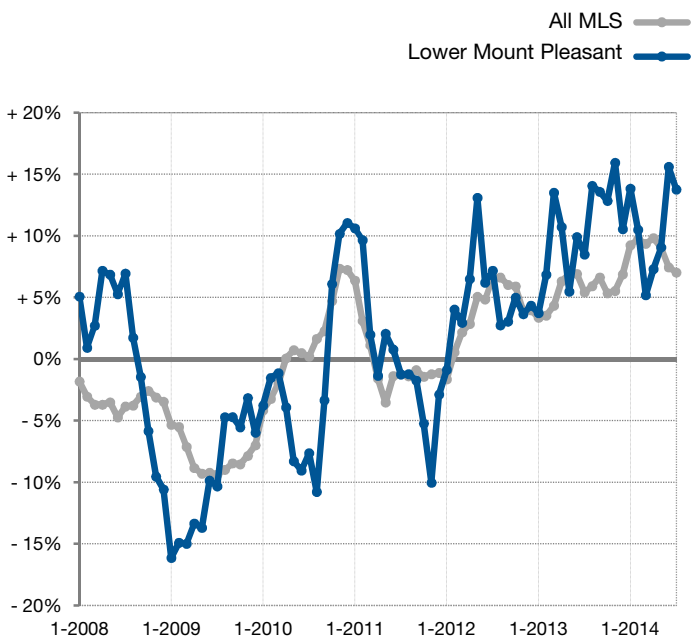
Townhouse-Condo Attached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	39	32	- 17.9%	267	241	- 9.7%
Closed Sales	34	27	- 20.6%	185	187	+ 1.1%
Median Sales Price*	\$167,000	\$246,900	+ 47.8%	\$168,000	\$200,000	+ 19.0%
Average Sales Price*	\$292,424	\$318,971	+ 9.1%	\$288,200	\$311,797	+ 8.2%
Percent of Original List Price Received*	96.7%	98.3%	+ 1.7%	95.5%	97.1%	+ 1.7%
Days on Market Until Sale	51	45	- 11.6%	68	54	- 21.1%
Inventory of Homes for Sale	87	96	+ 10.3%	--	--	--

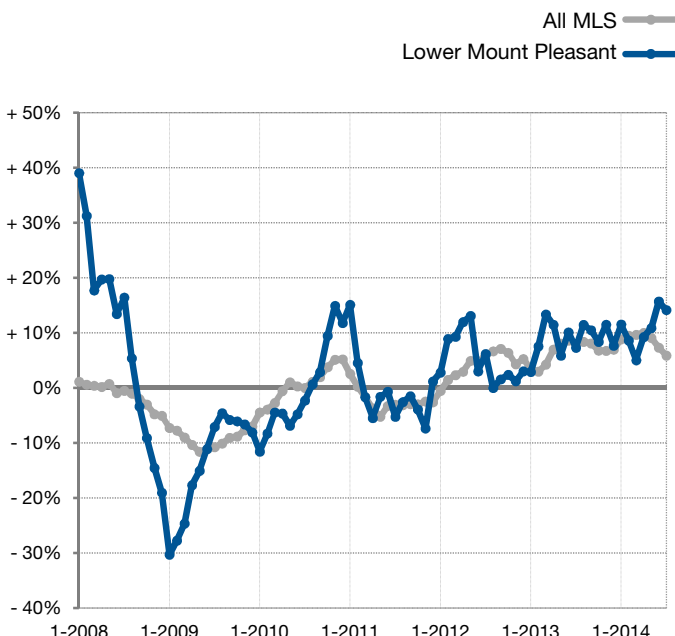
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.