

# Local Market Update – August 2014

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



## Upper Mount Pleasant

Area 41

**+ 29.3%**

Change in  
New Listings  
All Properties

**+ 3.7%**

Change in  
Closed Sales  
All Properties

**- 0.2%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	98	107	+ 9.2%	940	1,020	+ 8.5%
Closed Sales	107	111	+ 3.7%	607	674	+ 11.0%
Median Sales Price*	\$424,000	\$432,284	+ 2.0%	\$380,000	\$410,000	+ 7.9%
Average Sales Price*	\$443,358	\$457,792	+ 3.3%	\$414,356	\$451,529	+ 9.0%
Percent of Original List Price Received*	98.1%	98.0%	- 0.0%	97.3%	97.4%	+ 0.1%
Days on Market Until Sale	66	41	- 38.0%	70	64	- 8.5%
Inventory of Homes for Sale	347	339	- 2.3%	--	--	--

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

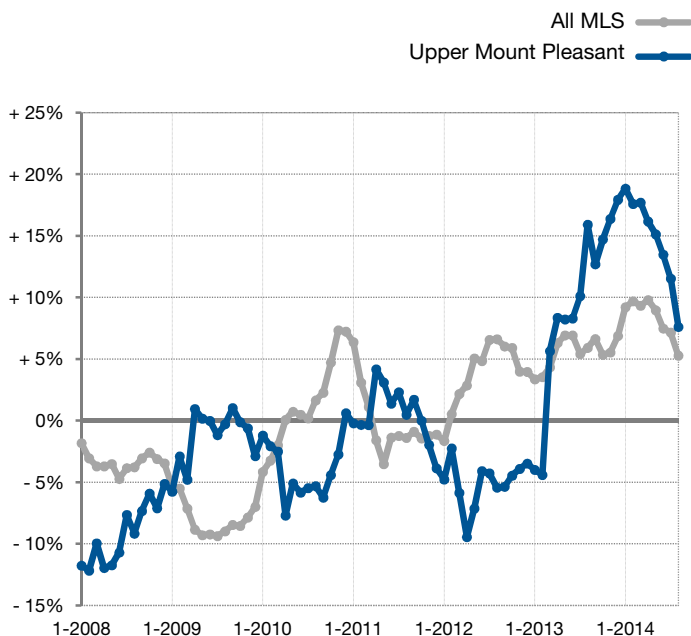
### Townhouse-Condo Attached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	25	52	+ 108.0%	233	281	+ 20.6%
Closed Sales	29	30	+ 3.4%	194	185	- 4.6%
Median Sales Price*	\$237,000	\$179,500	- 24.3%	\$233,000	\$198,000	- 15.0%
Average Sales Price*	\$220,306	\$207,254	- 5.9%	\$227,562	\$229,030	+ 0.6%
Percent of Original List Price Received*	97.3%	96.4%	- 1.0%	98.7%	98.0%	- 0.7%
Days on Market Until Sale	28	46	+64.9%	57	55	- 3.5%
Inventory of Homes for Sale	64	71	+ 10.9%	--	--	--

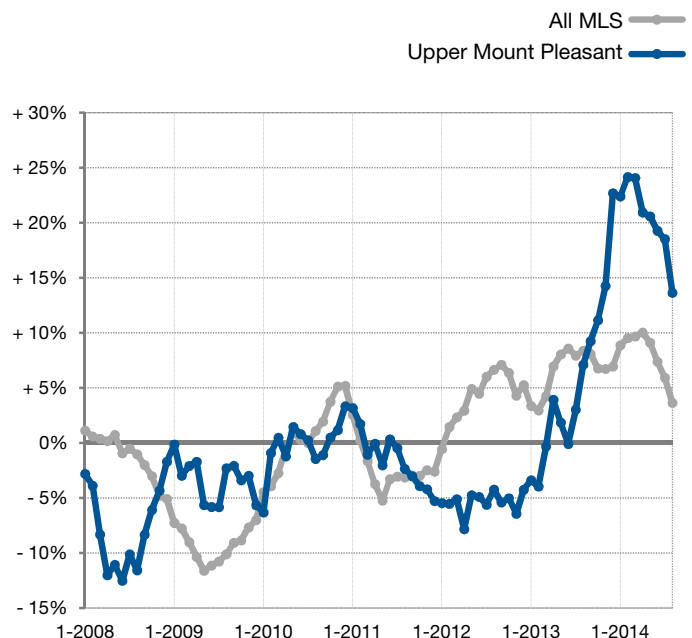
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.