

Local Market Update – July 2014

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



Upper Mount Pleasant

Area 41

- 1.7%

Change in
New Listings
All Properties

- 3.2%

Change in
Closed Sales
All Properties

- 2.8%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	156	131	- 16.0%	842	911	+ 8.2%
Closed Sales	102	101	- 1.0%	500	563	+ 12.6%
Median Sales Price*	\$393,748	\$405,000	+ 2.9%	\$370,000	\$404,000	+ 9.2%
Average Sales Price*	\$422,332	\$435,903	+ 3.2%	\$408,150	\$450,294	+ 10.3%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	97.1%	97.3%	+ 0.2%
Days on Market Until Sale	58	52	- 10.3%	70	68	- 3.1%
Inventory of Homes for Sale	353	352	- 0.3%	--	--	--

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

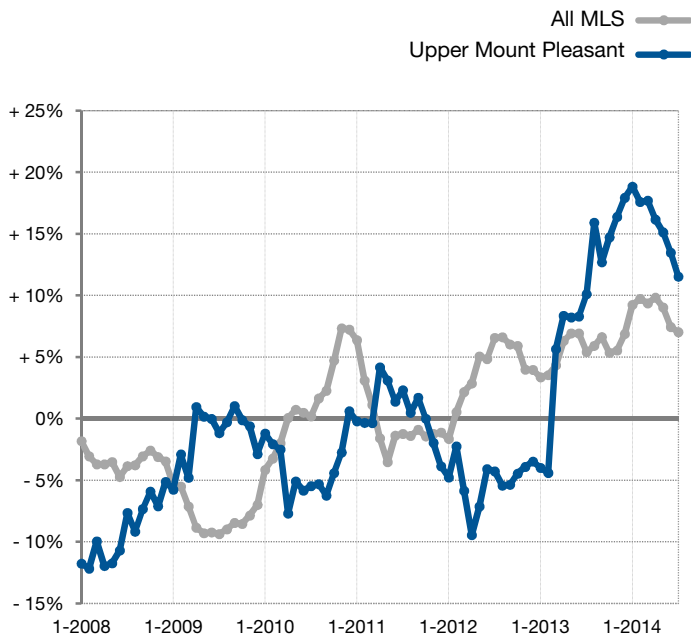
Townhouse-Condo Attached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	16	38	+ 137.5%	208	228	+ 9.6%
Closed Sales	23	20	- 13.0%	165	155	- 6.1%
Median Sales Price*	\$254,018	\$184,500	- 27.4%	\$231,000	\$200,000	- 13.4%
Average Sales Price*	\$236,149	\$195,925	- 17.0%	\$228,837	\$233,250	+ 1.9%
Percent of Original List Price Received*	102.8%	96.0%	- 6.6%	98.9%	98.4%	- 0.6%
Days on Market Until Sale	69	44	-36.3%	62	57	- 8.6%
Inventory of Homes for Sale	70	59	- 15.7%	--	--	--

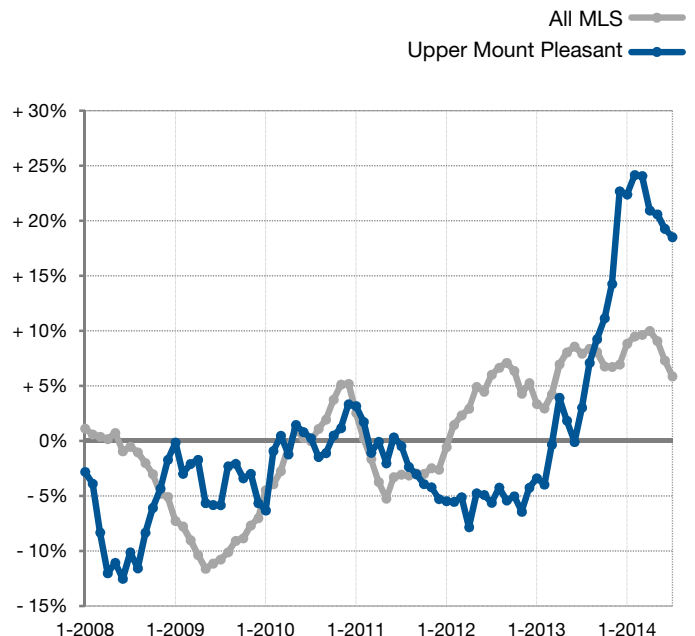
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.