

# Local Market Update – September 2014

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



## Lower Mount Pleasant

Area 42

**+ 2.9%**

Change in  
New Listings  
All Properties

**- 26.0%**

Change in  
Closed Sales  
All Properties

**- 0.3%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	70	85	+ 21.4%	799	770	- 3.6%
Closed Sales	79	55	- 30.4%	651	585	- 10.1%
Median Sales Price*	\$430,000	<b>\$440,000</b>	+ 2.3%	\$399,800	<b>\$440,000</b>	+ 10.1%
Average Sales Price*	\$521,160	<b>\$526,791</b>	+ 1.1%	\$494,388	<b>\$533,300</b>	+ 7.9%
Percent of Original List Price Received*	94.0%	<b>95.6%</b>	+ 1.7%	94.9%	<b>96.2%</b>	+ 1.3%
Days on Market Until Sale	67	50	- 24.6%	63	58	- 7.1%
Inventory of Homes for Sale	237	225	- 5.1%	--	--	--

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

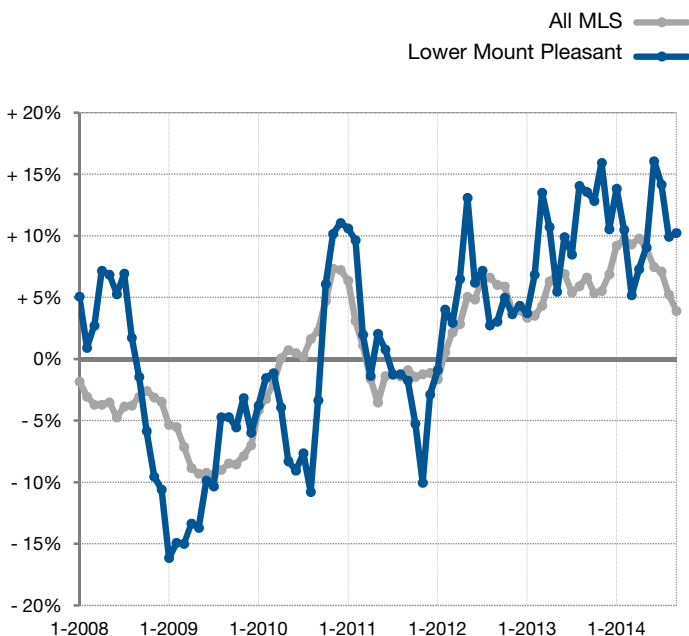
### Townhouse-Condo Attached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	34	22	- 35.3%	334	283	- 15.3%
Closed Sales	25	22	- 12.0%	238	231	- 2.9%
Median Sales Price*	\$166,000	<b>\$186,500</b>	+ 12.3%	\$168,500	<b>\$187,000</b>	+ 11.0%
Average Sales Price*	\$253,768	<b>\$206,808</b>	- 18.5%	\$289,535	<b>\$287,697</b>	- 0.6%
Percent of Original List Price Received*	96.2%	<b>93.9%</b>	- 2.4%	95.5%	<b>96.8%</b>	+ 1.3%
Days on Market Until Sale	53	64	+21.5%	63	56	- 11.8%
Inventory of Homes for Sale	77	88	+ 14.3%	--	--	--

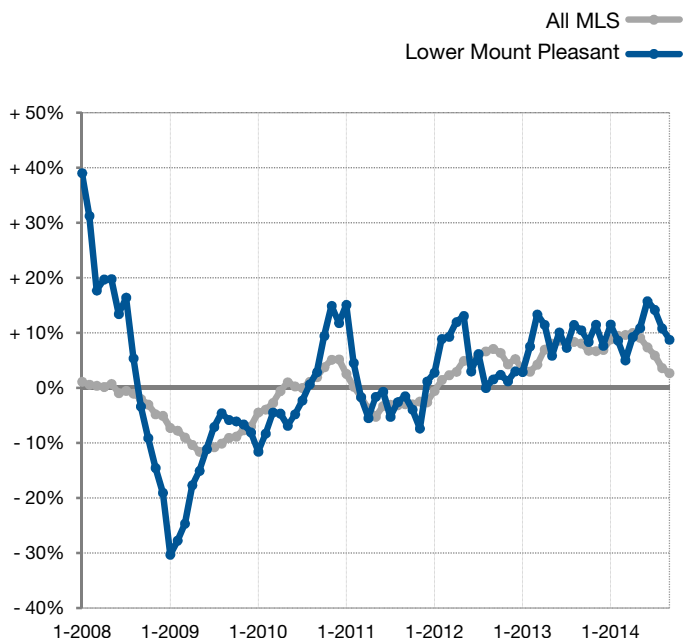
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.