

Local Market Update – September 2014

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



Upper Mount Pleasant

Area 41

+ 3.1%

Change in
New Listings
All Properties

+ 7.5%

Change in
Closed Sales
All Properties

+ 1.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	102	105	+ 2.9%	1,042	1,125	+ 8.0%
Closed Sales	87	80	- 8.0%	694	754	+ 8.6%
Median Sales Price*	\$366,066	\$462,665	+ 26.4%	\$376,254	\$415,120	+ 10.3%
Average Sales Price*	\$404,689	\$470,333	+ 16.2%	\$413,145	\$453,391	+ 9.7%
Percent of Original List Price Received*	99.1%	97.5%	- 1.6%	97.5%	97.4%	- 0.1%
Days on Market Until Sale	57	56	- 1.8%	68	63	- 7.6%
Inventory of Homes for Sale	350	346	- 1.1%	--	--	--

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

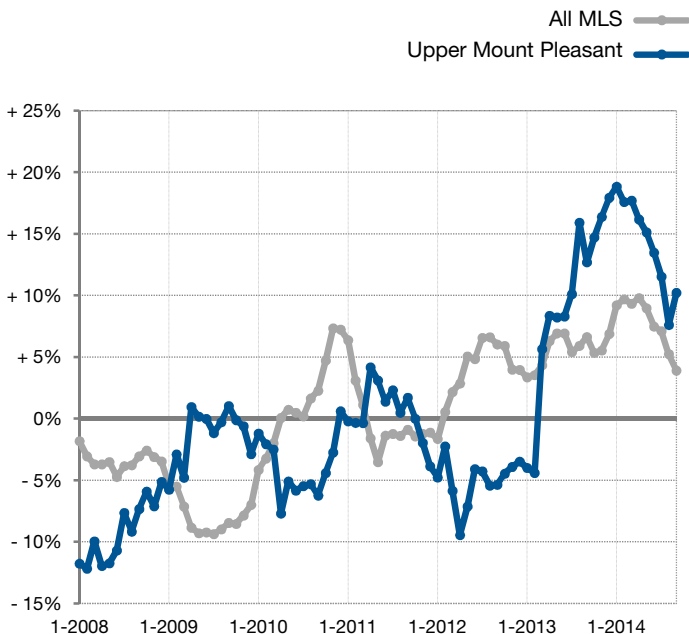
Townhouse-Condo Attached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	28	29	+ 3.6%	261	310	+ 18.8%
Closed Sales	20	35	+ 75.0%	214	221	+ 3.3%
Median Sales Price*	\$170,000	\$266,364	+ 56.7%	\$229,805	\$207,000	- 9.9%
Average Sales Price*	\$195,870	\$276,919	+ 41.4%	\$224,600	\$236,528	+ 5.3%
Percent of Original List Price Received*	96.2%	100.7%	+ 4.7%	98.5%	98.5%	- 0.0%
Days on Market Until Sale	104	48	-53.8%	62	54	- 12.3%
Inventory of Homes for Sale	66	76	+ 15.2%	--	--	--

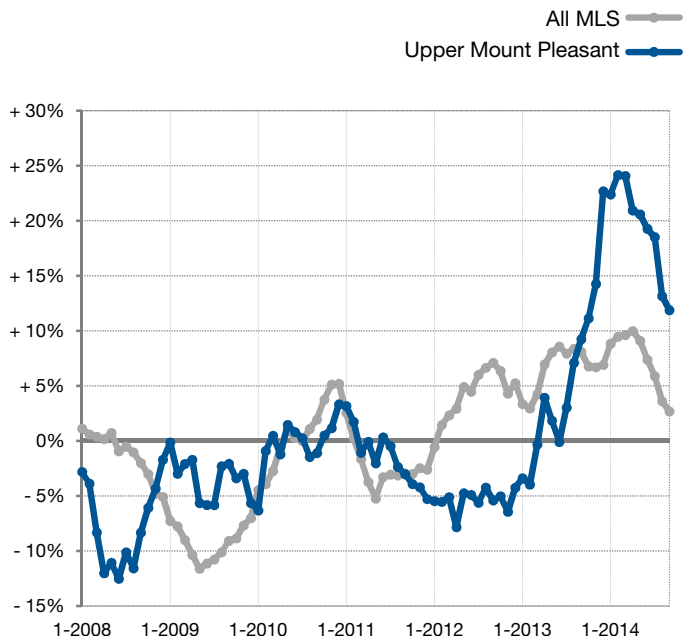
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.