

Local Market Update – November 2014

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Upper Mount Pleasant

Area 41

Single-Family Detached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	82	85	+ 3.7%	1,245	1,289	+ 3.5%
Closed Sales	70	76	+ 8.6%	839	921	+ 9.8%
Median Sales Price*	\$408,769	\$491,000	+ 20.1%	\$383,000	\$424,000	+ 10.7%
Average Sales Price*	\$413,728	\$502,078	+ 21.4%	\$415,045	\$459,551	+ 10.7%
Percent of Original List Price Received*	98.4%	98.1%	- 0.3%	97.5%	97.5%	+ 0.1%
Days on Market Until Sale	63	89	+ 40.6%	74	71	- 3.9%
Inventory of Homes for Sale	332	332	0.0%	--	--	--

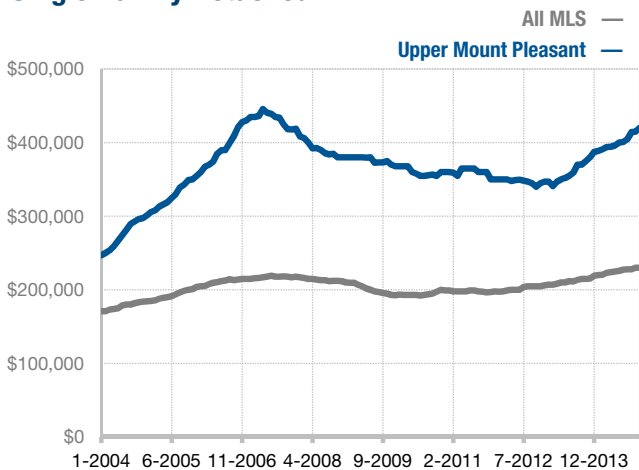
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	20	24	+ 20.0%	301	360	+ 19.6%
Closed Sales	22	38	+ 72.7%	258	287	+ 11.2%
Median Sales Price*	\$244,465	\$274,558	+ 12.3%	\$227,500	\$218,000	- 4.2%
Average Sales Price*	\$238,290	\$289,166	+ 21.4%	\$222,961	\$246,573	+ 10.6%
Percent of Original List Price Received*	98.6%	98.2%	- 0.3%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	63	75	+ 18.7%	74	72	- 3.5%
Inventory of Homes for Sale	62	69	+ 11.3%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

