

Local Market Update – November 2014

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



Lower Mount Pleasant

Area 42

Single-Family Detached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	42	35	- 16.7%	934	891	- 4.6%
Closed Sales	49	34	- 30.6%	765	699	- 8.6%
Median Sales Price*	\$395,000	\$480,000	+ 21.5%	\$400,000	\$440,000	+ 10.0%
Average Sales Price*	\$435,726	\$532,695	+ 22.3%	\$491,560	\$527,992	+ 7.4%
Percent of Original List Price Received*	94.4%	95.4%	+ 1.1%	95.1%	96.1%	+ 1.1%
Days on Market Until Sale	47	69	+ 45.0%	68	62	- 8.0%
Inventory of Homes for Sale	233	188	- 19.3%	--	--	--

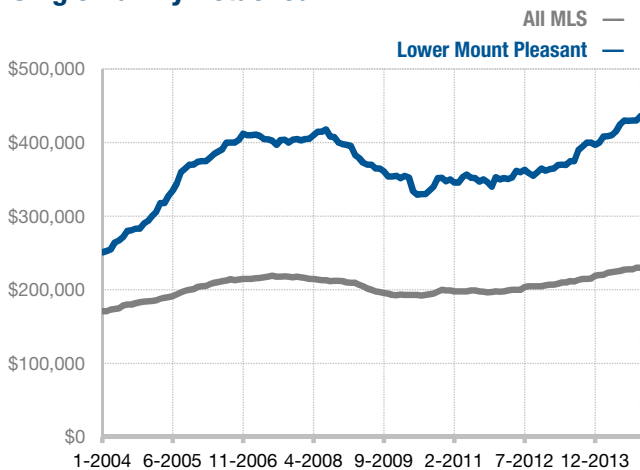
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	21	33	+ 57.1%	404	342	- 15.3%
Closed Sales	23	18	- 21.7%	300	269	- 10.3%
Median Sales Price*	\$192,000	\$173,500	- 9.6%	\$170,000	\$186,000	+ 9.4%
Average Sales Price*	\$384,972	\$250,611	- 34.9%	\$281,866	\$278,561	- 1.2%
Percent of Original List Price Received*	95.1%	95.5%	+ 0.4%	95.5%	96.5%	+ 1.1%
Days on Market Until Sale	69	54	- 23.0%	67	59	- 11.2%
Inventory of Homes for Sale	80	78	- 2.5%	--	--	--

* 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

