

Local Market Update – December 2014

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



Upper Mount Pleasant

Area 41

Single-Family Detached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	48	66	+ 37.5%	1,293	1,355	+ 4.8%
Closed Sales	103	89	- 13.6%	942	1,010	+ 7.2%
Median Sales Price*	\$405,970	\$427,500	+ 5.3%	\$387,500	\$424,729	+ 9.6%
Average Sales Price*	\$433,074	\$437,385	+ 1.0%	\$417,017	\$457,597	+ 9.7%
Percent of Original List Price Received*	97.1%	98.6%	+ 1.5%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	77	64	- 16.7%	74	71	- 5.1%
Inventory of Homes for Sale	313	316	+ 1.0%	--	--	--

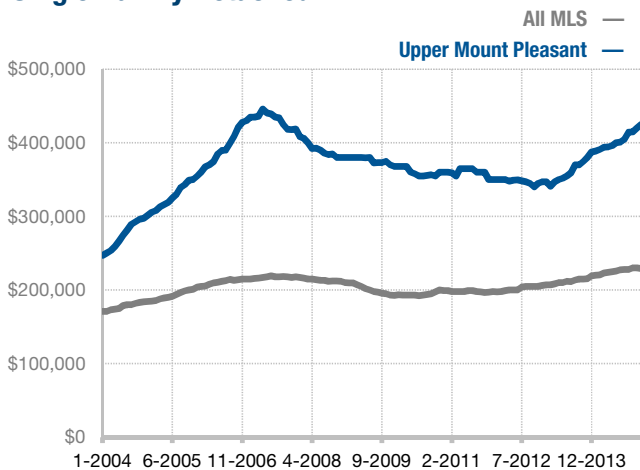
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	23	28	+ 21.7%	324	388	+ 19.8%
Closed Sales	15	22	+ 46.7%	273	310	+ 13.6%
Median Sales Price*	\$263,628	\$249,000	- 5.5%	\$230,000	\$220,750	- 4.0%
Average Sales Price*	\$255,004	\$225,601	- 11.5%	\$224,722	\$244,837	+ 9.0%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	98.3%	98.3%	- 0.0%
Days on Market Until Sale	105	39	- 63.1%	76	69	- 9.0%
Inventory of Homes for Sale	65	72	+ 10.8%	--	--	--

* 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

