

# Local Market Update – December 2014

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	50	30	- 40.0%	984	923	- 6.2%
Closed Sales	55	42	- 23.6%	820	743	- 9.4%
Median Sales Price*	\$317,000	\$500,000	+ 57.7%	\$397,000	\$440,000	+ 10.8%
Average Sales Price*	\$456,900	\$597,287	+ 30.7%	\$489,236	\$532,073	+ 8.8%
Percent of Original List Price Received*	93.9%	94.3%	+ 0.4%	95.0%	96.0%	+ 1.1%
Days on Market Until Sale	67	75	+ 12.0%	68	63	- 6.8%
Inventory of Homes for Sale	206	147	- 28.6%	--	--	--

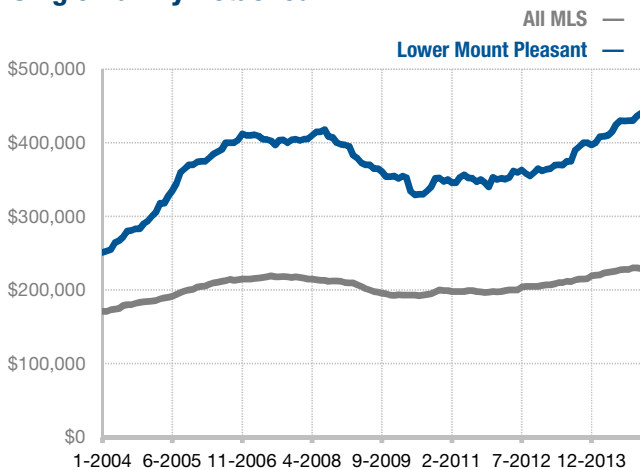
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	18	24	+ 33.3%	422	366	- 13.3%
Closed Sales	23	29	+ 26.1%	323	299	- 7.4%
Median Sales Price*	\$200,000	\$179,000	- 10.5%	\$170,000	\$185,000	+ 8.8%
Average Sales Price*	\$330,886	\$282,290	- 14.7%	\$285,357	\$278,499	- 2.4%
Percent of Original List Price Received*	100.5%	96.0%	- 4.5%	95.9%	96.5%	+ 0.6%
Days on Market Until Sale	68	59	- 13.0%	67	59	- 11.4%
Inventory of Homes for Sale	73	78	+ 6.8%	--	--	--

\* 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

