

# Local Market Update – January 2015

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	January			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	68	<b>68</b>	0.0%	68	<b>68</b>	0.0%
Closed Sales	42	<b>46</b>	+ 9.5%	42	<b>46</b>	+ 9.5%
Median Sales Price*	\$390,500	<b>\$491,250</b>	+ 25.8%	\$390,500	<b>\$491,250</b>	+ 25.8%
Average Sales Price*	\$491,751	<b>\$671,006</b>	+ 36.5%	\$491,751	<b>\$671,006</b>	+ 36.5%
Percent of Original List Price Received*	94.7%	<b>93.6%</b>	- 1.2%	94.7%	<b>93.6%</b>	- 1.2%
Days on Market Until Sale	77	<b>108</b>	+ 39.1%	77	<b>108</b>	+ 39.1%
Inventory of Homes for Sale	200	<b>157</b>	- 21.5%	--	--	--

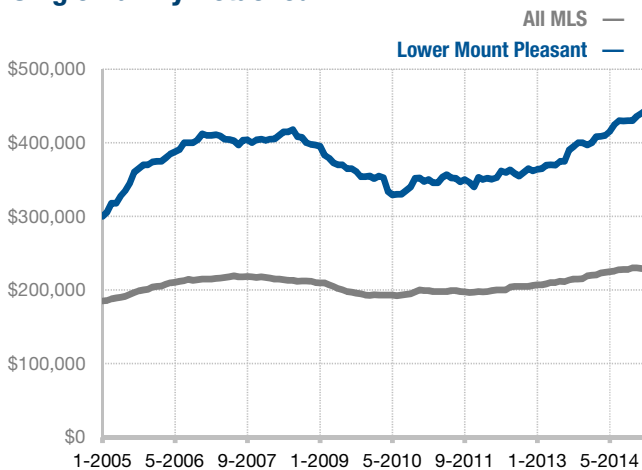
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>42</b>	+ 44.8%	29	<b>42</b>	+ 44.8%
Closed Sales	20	<b>17</b>	- 15.0%	20	<b>17</b>	- 15.0%
Median Sales Price*	\$342,285	<b>\$173,500</b>	- 49.3%	\$342,285	<b>\$173,500</b>	- 49.3%
Average Sales Price*	\$463,683	<b>\$273,893</b>	- 40.9%	\$463,683	<b>\$273,893</b>	- 40.9%
Percent of Original List Price Received*	97.8%	<b>94.5%</b>	- 3.3%	97.8%	<b>94.5%</b>	- 3.3%
Days on Market Until Sale	58	<b>88</b>	+ 52.8%	58	<b>88</b>	+ 52.8%
Inventory of Homes for Sale	80	<b>74</b>	- 7.5%	--	--	--

\* 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

