

Local Market Update – February 2015

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



Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	68	84	+ 23.5%	136	153	+ 12.5%
Closed Sales	43	45	+ 4.7%	85	92	+ 8.2%
Median Sales Price*	\$475,000	\$422,250	- 11.1%	\$445,000	\$447,250	+ 0.5%
Average Sales Price*	\$566,306	\$452,991	- 20.0%	\$529,467	\$562,834	+ 6.3%
Percent of Original List Price Received*	95.0%	96.6%	+ 1.6%	94.9%	95.0%	+ 0.2%
Days on Market Until Sale	68	28	- 59.1%	72	67	- 7.1%
Inventory of Homes for Sale	197	174	- 11.7%	--	--	--

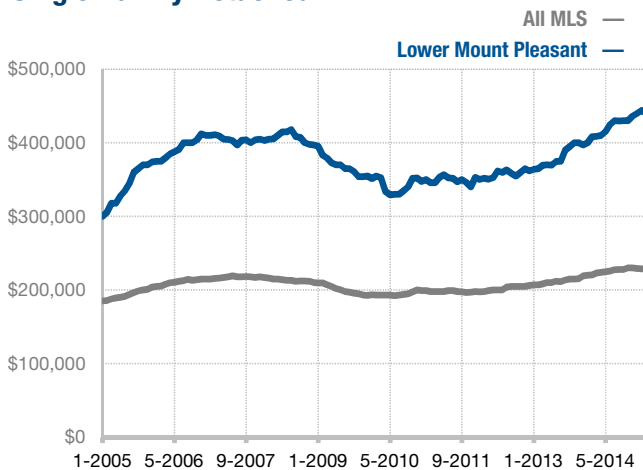
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	34	35	+ 2.9%	63	77	+ 22.2%
Closed Sales	19	23	+ 21.1%	39	41	+ 5.1%
Median Sales Price*	\$320,000	\$174,000	- 45.6%	\$338,843	\$173,500	- 48.8%
Average Sales Price*	\$365,786	\$267,413	- 26.9%	\$415,989	\$266,565	- 35.9%
Percent of Original List Price Received*	95.1%	96.2%	+ 1.2%	96.4%	95.4%	- 1.1%
Days on Market Until Sale	52	51	- 2.6%	55	66	+ 19.4%
Inventory of Homes for Sale	80	77	- 3.8%	--	--	--

* 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

