

Local Market Update – April 2015

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



Upper Mount Pleasant

Area 41

Single-Family Detached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	144	141	- 2.1%	489	497	+ 1.6%
Closed Sales	85	87	+ 2.4%	295	297	+ 0.7%
Median Sales Price*	\$390,000	\$479,900	+ 23.1%	\$395,000	\$439,000	+ 11.1%
Average Sales Price*	\$435,258	\$519,996	+ 19.5%	\$440,992	\$487,440	+ 10.5%
Percent of Original List Price Received*	97.5%	97.3%	- 0.1%	97.1%	97.7%	+ 0.6%
Days on Market Until Sale	86	88	+ 2.4%	80	78	- 2.8%
Inventory of Homes for Sale	327	300	- 8.3%	--	--	--

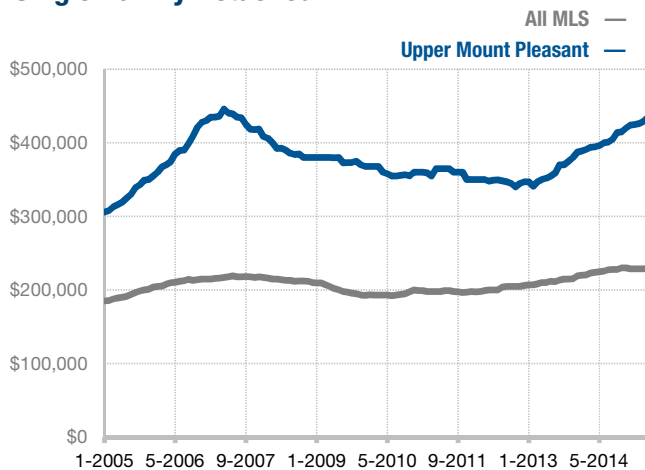
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	45	38	- 15.6%	132	139	+ 5.3%
Closed Sales	20	28	+ 40.0%	77	86	+ 11.7%
Median Sales Price*	\$257,450	\$228,000	- 11.4%	\$219,000	\$216,500	- 1.1%
Average Sales Price*	\$248,216	\$243,780	- 1.8%	\$247,652	\$232,285	- 6.2%
Percent of Original List Price Received*	100.8%	98.0%	- 2.7%	99.6%	97.3%	- 2.4%
Days on Market Until Sale	120	33	- 72.5%	92	43	- 52.9%
Inventory of Homes for Sale	92	43	- 53.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

