

Local Market Update – March 2016

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



Upper Mount Pleasant

Area 41

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	145	147	+ 1.4%	359	422	+ 17.5%
Closed Sales	107	94	- 12.1%	210	204	- 2.9%
Median Sales Price*	\$425,000	\$455,500	+ 7.2%	\$426,614	\$455,625	+ 6.8%
Average Sales Price*	\$482,933	\$485,631	+ 0.6%	\$473,953	\$490,412	+ 3.5%
Percent of Original List Price Received*	96.8%	97.9%	+ 1.1%	97.9%	97.3%	- 0.6%
Days on Market Until Sale	87	71	- 18.4%	75	82	+ 9.3%
Inventory of Homes for Sale	389	357	- 8.2%	--	--	--

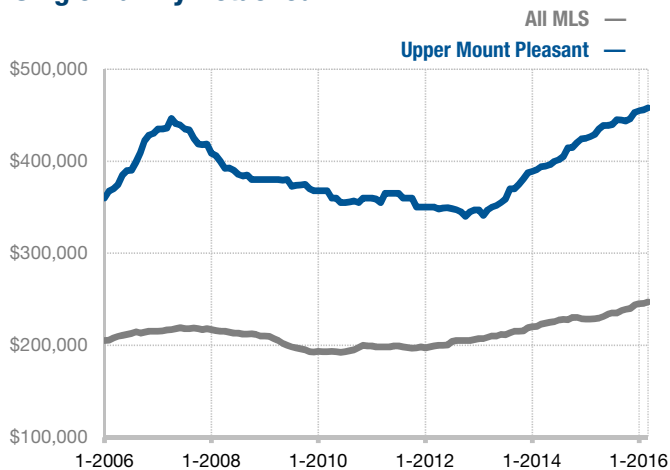
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	37	46	+ 24.3%	101	145	+ 43.6%
Closed Sales	22	35	+ 59.1%	59	96	+ 62.7%
Median Sales Price*	\$208,500	\$212,500	+ 1.9%	\$210,000	\$227,700	+ 8.4%
Average Sales Price*	\$228,641	\$233,287	+ 2.0%	\$226,106	\$259,964	+ 15.0%
Percent of Original List Price Received*	96.3%	96.9%	+ 0.6%	96.9%	97.6%	+ 0.7%
Days on Market Until Sale	55	53	- 3.6%	52	56	+ 7.7%
Inventory of Homes for Sale	70	62	- 11.4%	--	--	--

* 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

