

Local Market Update – May 2016

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



Upper Mount Pleasant

Area 41

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	179	175	- 2.2%	679	773	+ 13.8%
Closed Sales	85	113	+ 32.9%	382	428	+ 12.0%
Median Sales Price*	\$445,000	\$467,000	+ 4.9%	\$440,000	\$455,625	+ 3.6%
Average Sales Price*	\$471,428	\$511,502	+ 8.5%	\$483,878	\$494,643	+ 2.2%
Percent of Original List Price Received*	97.5%	98.0%	+ 0.5%	97.7%	97.6%	- 0.1%
Days on Market Until Sale	75	64	- 14.7%	78	70	- 10.3%
Inventory of Homes for Sale	415	402	- 3.1%	--	--	--

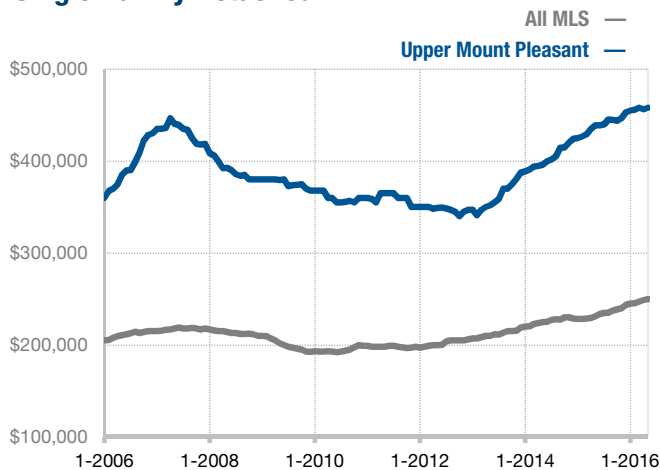
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	43	35	- 18.6%	181	225	+ 24.3%
Closed Sales	36	36	0.0%	123	161	+ 30.9%
Median Sales Price*	\$222,450	\$228,250	+ 2.6%	\$217,500	\$225,500	+ 3.7%
Average Sales Price*	\$235,228	\$253,780	+ 7.9%	\$232,799	\$260,195	+ 11.8%
Percent of Original List Price Received*	97.4%	97.7%	+ 0.3%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	52	18	- 65.4%	48	44	- 8.3%
Inventory of Homes for Sale	83	65	- 21.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

