

# Local Market Update – August 2016

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	77	<b>92</b>	+ 19.5%	781	<b>850</b>	+ 8.8%
Closed Sales	78	<b>92</b>	+ 17.9%	557	<b>618</b>	+ 11.0%
Median Sales Price*	\$459,625	<b>\$472,500</b>	+ 2.8%	\$476,000	<b>\$484,970</b>	+ 1.9%
Average Sales Price*	\$580,857	<b>\$604,609</b>	+ 4.1%	\$578,261	<b>\$603,479</b>	+ 4.4%
Percent of Original List Price Received*	95.6%	<b>93.9%</b>	- 1.8%	95.5%	<b>94.9%</b>	- 0.6%
Days on Market Until Sale	37	<b>61</b>	+ 64.9%	49	<b>60</b>	+ 22.4%
Inventory of Homes for Sale	248	<b>225</b>	- 9.3%	--	--	--

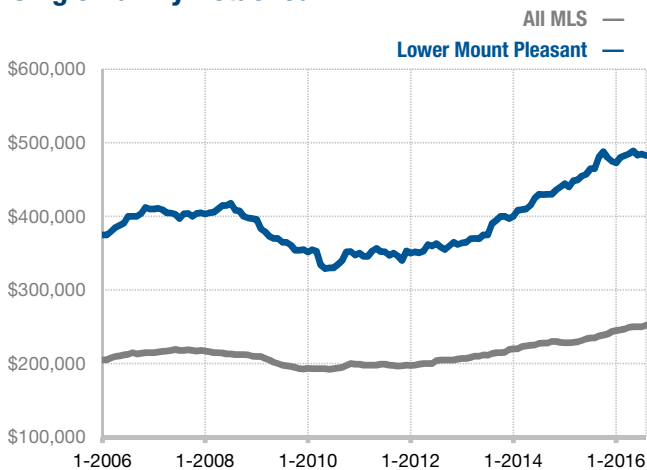
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>55</b>	+ 96.4%	328	<b>372</b>	+ 13.4%
Closed Sales	35	<b>50</b>	+ 42.9%	245	<b>263</b>	+ 7.3%
Median Sales Price*	\$185,000	<b>\$458,158</b>	+ 147.7%	\$195,000	<b>\$230,000</b>	+ 17.9%
Average Sales Price*	\$224,600	<b>\$515,797</b>	+ 129.7%	\$267,837	<b>\$351,962</b>	+ 31.4%
Percent of Original List Price Received*	97.3%	<b>97.2%</b>	- 0.1%	95.9%	<b>96.8%</b>	+ 0.9%
Days on Market Until Sale	35	<b>40</b>	+ 14.3%	44	<b>47</b>	+ 6.8%
Inventory of Homes for Sale	85	<b>108</b>	+ 27.1%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

