

# Local Market Update – August 2016

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	143	<b>126</b>	- 11.9%	1,102	<b>1,180</b>	+ 7.1%
Closed Sales	80	<b>99</b>	+ 23.8%	710	<b>817</b>	+ 15.1%
Median Sales Price*	\$465,568	<b>\$468,028</b>	+ 0.5%	\$447,456	<b>\$467,000</b>	+ 4.4%
Average Sales Price*	\$494,640	<b>\$501,421</b>	+ 1.4%	\$492,121	<b>\$508,384</b>	+ 3.3%
Percent of Original List Price Received*	97.9%	<b>98.3%</b>	+ 0.4%	97.8%	<b>98.0%</b>	+ 0.2%
Days on Market Until Sale	47	<b>63</b>	+ 34.0%	67	<b>68</b>	+ 1.5%
Inventory of Homes for Sale	475	<b>457</b>	- 3.8%	--	--	--

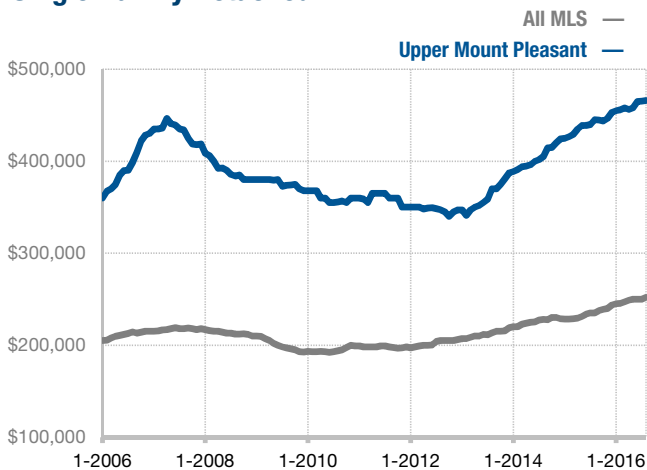
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	43	<b>45</b>	+ 4.7%	323	<b>339</b>	+ 5.0%
Closed Sales	38	<b>39</b>	+ 2.6%	239	<b>280</b>	+ 17.2%
Median Sales Price*	\$281,460	<b>\$250,000</b>	- 11.2%	\$234,750	<b>\$246,000</b>	+ 4.8%
Average Sales Price*	\$256,049	<b>\$267,617</b>	+ 4.5%	\$240,512	<b>\$266,721</b>	+ 10.9%
Percent of Original List Price Received*	99.9%	<b>98.7%</b>	- 1.2%	97.7%	<b>98.2%</b>	+ 0.5%
Days on Market Until Sale	59	<b>50</b>	- 15.3%	45	<b>44</b>	- 2.2%
Inventory of Homes for Sale	90	<b>69</b>	- 23.3%	--	--	--

\* 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

