

Local Market Update – September 2016

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



Lower Mount Pleasant

Area 42

Single-Family Detached

Key Metrics	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	90	100	+ 11.1%	871	950	+ 9.1%
Closed Sales	83	76	- 8.4%	640	695	+ 8.6%
Median Sales Price*	\$523,500	\$478,250	- 8.6%	\$485,000	\$483,090	- 0.4%
Average Sales Price*	\$640,251	\$595,044	- 7.1%	\$586,301	\$602,310	+ 2.7%
Percent of Original List Price Received*	94.8%	95.6%	+ 0.8%	95.4%	95.0%	- 0.4%
Days on Market Until Sale	40	55	+ 37.5%	48	59	+ 22.9%
Inventory of Homes for Sale	257	237	- 7.8%	--	--	--

* 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.

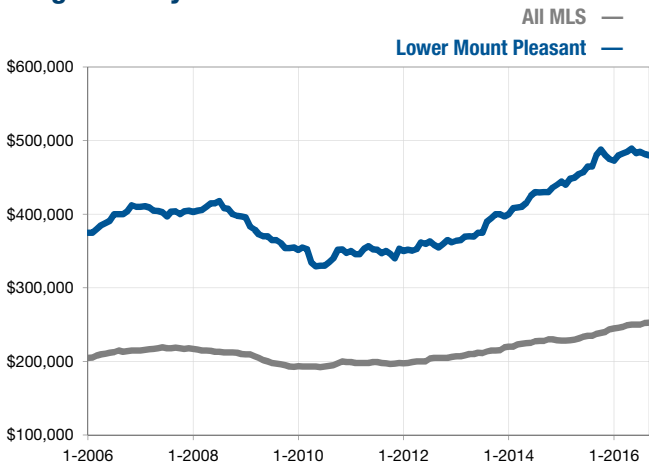
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	31	65	+ 109.7%	359	438	+ 22.0%
Closed Sales	32	48	+ 50.0%	277	312	+ 12.6%
Median Sales Price*	\$212,500	\$336,365	+ 58.3%	\$199,000	\$235,000	+ 18.1%
Average Sales Price*	\$257,137	\$493,176	+ 91.8%	\$266,601	\$373,108	+ 40.0%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	96.0%	96.8%	+ 0.8%
Days on Market Until Sale	41	52	+ 26.8%	43	48	+ 11.6%
Inventory of Homes for Sale	79	106	+ 34.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

