

# Local Market Update – October 2016

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



## Upper Mount Pleasant

Area 41

### Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	111	86	- 22.5%	1,333	1,395	+ 4.7%
Closed Sales	85	83	- 2.4%	903	994	+ 10.1%
Median Sales Price*	\$432,000	<b>\$474,850</b>	+ 9.9%	\$445,164	<b>\$472,862</b>	+ 6.2%
Average Sales Price*	\$471,403	<b>\$562,559</b>	+ 19.3%	\$487,806	<b>\$519,858</b>	+ 6.6%
Percent of Original List Price Received*	97.6%	<b>96.7%</b>	- 0.9%	97.8%	<b>97.8%</b>	0.0%
Days on Market Until Sale	51	<b>68</b>	+ 33.3%	64	<b>68</b>	+ 6.3%
Inventory of Homes for Sale	467	<b>435</b>	- 6.9%	--	--	--

\* 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.

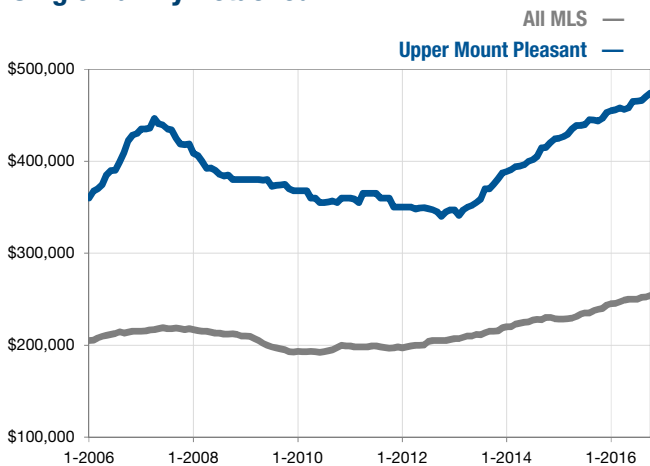
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	27	29	+ 7.4%	382	416	+ 8.9%
Closed Sales	36	24	- 33.3%	302	349	+ 15.6%
Median Sales Price*	\$265,833	<b>\$214,000</b>	- 19.5%	\$235,000	<b>\$250,000</b>	+ 6.4%
Average Sales Price*	\$250,347	<b>\$255,888</b>	+ 2.2%	\$244,201	<b>\$270,171</b>	+ 10.6%
Percent of Original List Price Received*	99.6%	<b>95.7%</b>	- 3.9%	98.0%	<b>98.2%</b>	+ 0.2%
Days on Market Until Sale	66	51	- 22.7%	46	44	- 4.3%
Inventory of Homes for Sale	87	67	- 23.0%	--	--	--

\* 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

