

Local Market Update – November 2016

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



Lower Mount Pleasant

Area 42

Single-Family Detached	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	63	61	- 3.2%	1,005	1,075	+ 7.0%
Closed Sales	44	49	+ 11.4%	742	798	+ 7.5%
Median Sales Price*	\$402,750	\$525,000	+ 30.4%	\$477,250	\$485,000	+ 1.6%
Average Sales Price*	\$509,474	\$593,317	+ 16.5%	\$583,566	\$601,823	+ 3.1%
Percent of Original List Price Received*	94.0%	95.1%	+ 1.2%	95.3%	94.9%	- 0.4%
Days on Market Until Sale	45	50	+ 11.1%	47	58	+ 23.4%
Inventory of Homes for Sale	243	208	- 14.4%	--	--	--

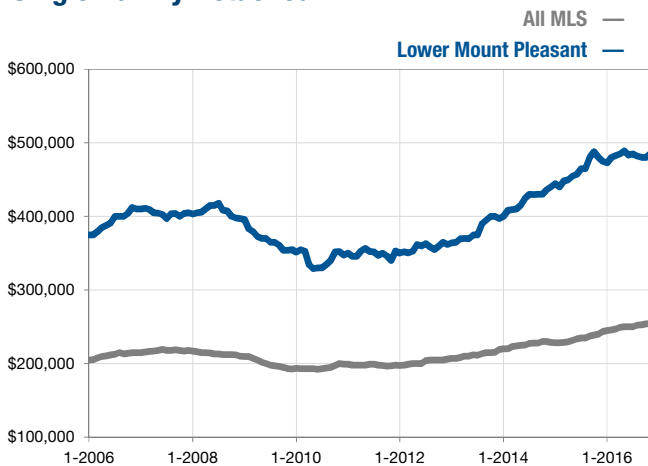
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	35	35	0.0%	417	509	+ 22.1%
Closed Sales	23	35	+ 52.2%	320	379	+ 18.4%
Median Sales Price*	\$208,500	\$229,000	+ 9.8%	\$200,750	\$231,000	+ 15.1%
Average Sales Price*	\$267,272	\$364,505	+ 36.4%	\$267,601	\$368,323	+ 37.6%
Percent of Original List Price Received*	95.6%	96.1%	+ 0.5%	96.0%	96.6%	+ 0.6%
Days on Market Until Sale	21	41	+ 95.2%	41	47	+ 14.6%
Inventory of Homes for Sale	83	108	+ 30.1%	--	--	--

* 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

