

Local Market Update – December 2016

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



Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	46	42	- 8.7%	1,051	1,118	+ 6.4%
Closed Sales	55	57	+ 3.6%	797	858	+ 7.7%
Median Sales Price*	\$448,250	\$510,000	+ 13.8%	\$475,000	\$490,000	+ 3.2%
Average Sales Price*	\$590,841	\$631,758	+ 6.9%	\$584,068	\$604,428	+ 3.5%
Percent of Original List Price Received*	94.0%	95.8%	+ 1.9%	95.2%	95.0%	- 0.2%
Days on Market Until Sale	61	52	- 14.8%	48	58	+ 20.8%
Inventory of Homes for Sale	220	192	- 12.7%	--	--	--

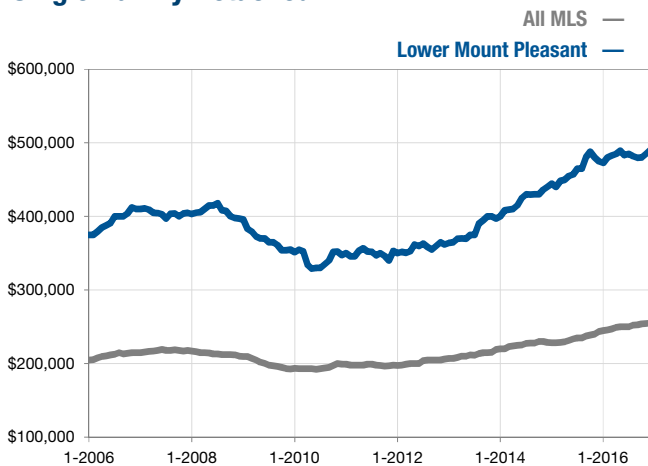
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	22	29	+ 31.8%	439	538	+ 22.6%
Closed Sales	22	37	+ 68.2%	342	417	+ 21.9%
Median Sales Price*	\$236,500	\$244,000	+ 3.2%	\$203,500	\$231,000	+ 13.5%
Average Sales Price*	\$334,245	\$347,117	+ 3.9%	\$271,888	\$365,977	+ 34.6%
Percent of Original List Price Received*	98.0%	98.8%	+ 0.8%	96.1%	96.8%	+ 0.7%
Days on Market Until Sale	41	64	+ 56.1%	41	49	+ 19.5%
Inventory of Homes for Sale	71	101	+ 42.3%	--	--	--

* 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

