

# Local Market Update – February 2017

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	97	94	- 3.1%	173	172	- 0.6%
Closed Sales	49	61	+ 24.5%	90	92	+ 2.2%
Median Sales Price*	\$515,000	\$560,000	+ 8.7%	\$495,000	\$502,500	+ 1.5%
Average Sales Price*	\$615,833	\$679,327	+ 10.3%	\$577,410	\$643,900	+ 11.5%
Percent of Original List Price Received*	94.9%	93.4%	- 1.6%	94.3%	93.5%	- 0.8%
Days on Market Until Sale	58	83	+ 43.1%	74	77	+ 4.1%
Inventory of Homes for Sale	250	204	- 18.4%	--	--	--

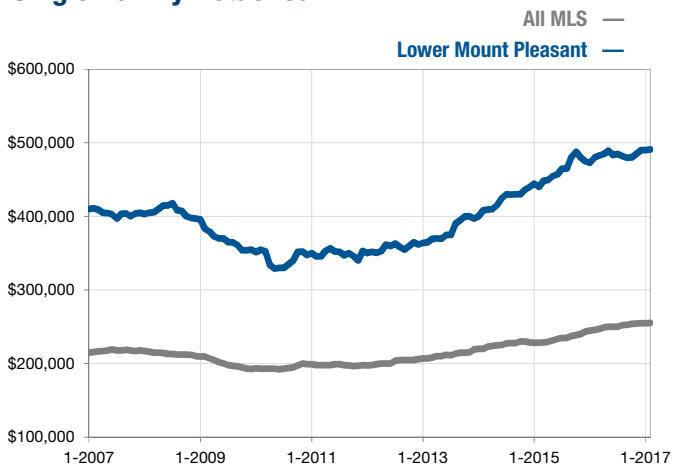
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	40	34	- 15.0%	65	78	+ 20.0%
Closed Sales	22	44	+ 100.0%	46	73	+ 58.7%
Median Sales Price*	\$277,500	\$230,000	- 17.1%	\$208,750	\$235,000	+ 12.6%
Average Sales Price*	\$374,632	\$306,104	- 18.3%	\$324,582	\$330,248	+ 1.7%
Percent of Original List Price Received*	95.8%	97.3%	+ 1.6%	95.3%	97.3%	+ 2.1%
Days on Market Until Sale	88	45	- 48.9%	71	49	- 31.0%
Inventory of Homes for Sale	80	83	+ 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

