

# Local Market Update – April 2017

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	176	<b>139</b>	- 21.0%	598	<b>595</b>	- 0.5%
Closed Sales	110	<b>93</b>	- 15.5%	315	<b>330</b>	+ 4.8%
Median Sales Price*	\$450,000	<b>\$510,000</b>	+ 13.3%	\$455,000	<b>\$467,610</b>	+ 2.8%
Average Sales Price*	\$486,852	<b>\$559,340</b>	+ 14.9%	\$488,596	<b>\$502,166</b>	+ 2.8%
Percent of Original List Price Received*	97.6%	<b>96.4%</b>	- 1.2%	97.4%	<b>96.7%</b>	- 0.7%
Days on Market Until Sale	54	<b>78</b>	+ 44.4%	72	<b>85</b>	+ 18.1%
Inventory of Homes for Sale	484	<b>408</b>	- 15.7%	--	--	--

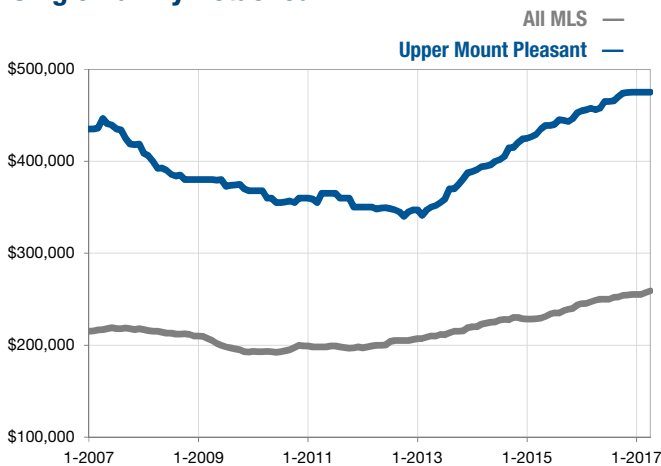
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	45	<b>49</b>	+ 8.9%	189	<b>160</b>	- 15.3%
Closed Sales	29	<b>30</b>	+ 3.4%	125	<b>99</b>	- 20.8%
Median Sales Price*	\$224,000	<b>\$240,750</b>	+ 7.5%	\$225,500	<b>\$292,000</b>	+ 29.5%
Average Sales Price*	\$268,926	<b>\$270,427</b>	+ 0.6%	\$262,043	<b>\$287,438</b>	+ 9.7%
Percent of Original List Price Received*	97.9%	<b>97.3%</b>	- 0.6%	97.7%	<b>97.1%</b>	- 0.6%
Days on Market Until Sale	38	<b>56</b>	+ 47.4%	51	<b>54</b>	+ 5.9%
Inventory of Homes for Sale	89	<b>84</b>	- 5.6%	--	--	--

\* 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

