

Local Market Update – December 2018

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



Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	42	41	- 2.4%	1,160	1,119	- 3.5%
Closed Sales	82	65	- 20.7%	860	818	- 4.9%
Median Sales Price*	\$491,000	\$550,000	+ 12.0%	\$516,000	\$564,000	+ 9.3%
Average Sales Price*	\$623,298	\$654,101	+ 4.9%	\$637,246	\$673,996	+ 5.8%
Percent of Original List Price Received*	93.6%	96.1%	+ 2.7%	95.2%	95.4%	+ 0.2%
Days on Market Until Sale	83	51	- 38.6%	58	51	- 12.1%
Inventory of Homes for Sale	211	215	+ 1.9%	--	--	--

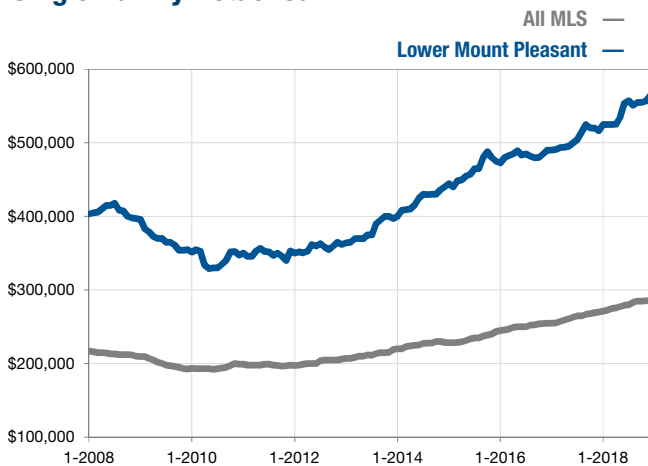
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	22	28	+ 27.3%	448	468	+ 4.5%
Closed Sales	27	22	- 18.5%	431	351	- 18.6%
Median Sales Price*	\$290,000	\$209,250	- 27.8%	\$232,500	\$240,000	+ 3.2%
Average Sales Price*	\$437,633	\$351,586	- 19.7%	\$349,280	\$342,031	- 2.1%
Percent of Original List Price Received*	96.7%	92.8%	- 4.0%	96.3%	96.5%	+ 0.2%
Days on Market Until Sale	59	52	- 11.9%	53	48	- 9.4%
Inventory of Homes for Sale	73	97	+ 32.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

