

# Local Market Update – December 2018

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	52	<b>63</b>	+ 21.2%	1,549	<b>1,487</b>	- 4.0%
Closed Sales	113	<b>81</b>	- 28.3%	1,085	<b>972</b>	- 10.4%
Median Sales Price*	\$503,315	<b>\$569,000</b>	+ 13.1%	\$486,000	<b>\$524,210</b>	+ 7.9%
Average Sales Price*	\$549,339	<b>\$596,910</b>	+ 8.7%	\$530,217	<b>\$575,272</b>	+ 8.5%
Percent of Original List Price Received*	96.6%	<b>96.8%</b>	+ 0.2%	96.8%	<b>96.3%</b>	- 0.5%
Days on Market Until Sale	66	<b>55</b>	- 16.7%	75	<b>72</b>	- 4.0%
Inventory of Homes for Sale	382	<b>358</b>	- 6.3%	--	--	--

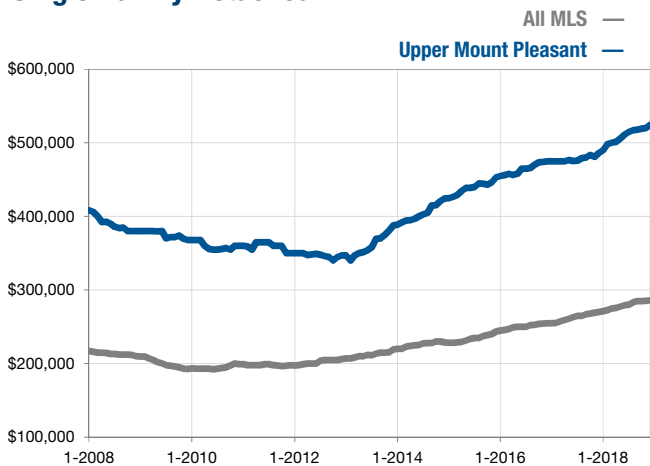
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>26</b>	+ 23.8%	426	<b>482</b>	+ 13.1%
Closed Sales	20	<b>22</b>	+ 10.0%	341	<b>353</b>	+ 3.5%
Median Sales Price*	\$288,750	<b>\$324,800</b>	+ 12.5%	\$308,000	<b>\$318,000</b>	+ 3.2%
Average Sales Price*	\$298,171	<b>\$313,288</b>	+ 5.1%	\$299,219	<b>\$301,514</b>	+ 0.8%
Percent of Original List Price Received*	96.1%	<b>95.2%</b>	- 0.9%	97.3%	<b>97.2%</b>	- 0.1%
Days on Market Until Sale	53	<b>70</b>	+ 32.1%	46	<b>50</b>	+ 8.7%
Inventory of Homes for Sale	74	<b>95</b>	+ 28.4%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

