

# Local Market Update – March 2019

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	152	<b>138</b>	- 9.2%	327	<b>337</b>	+ 3.1%
Closed Sales	69	<b>73</b>	+ 5.8%	177	<b>157</b>	- 11.3%
Median Sales Price*	\$525,000	<b>\$540,000</b>	+ 2.9%	\$535,000	<b>\$590,000</b>	+ 10.3%
Average Sales Price*	\$647,689	<b>\$748,895</b>	+ 15.6%	\$623,887	<b>\$733,671</b>	+ 17.6%
Percent of Original List Price Received*	95.4%	<b>94.3%</b>	- 1.2%	94.6%	<b>93.4%</b>	- 1.3%
Days on Market Until Sale	64	<b>59</b>	- 7.8%	64	<b>70</b>	+ 9.4%
Inventory of Homes for Sale	262	<b>262</b>	0.0%	--	--	--

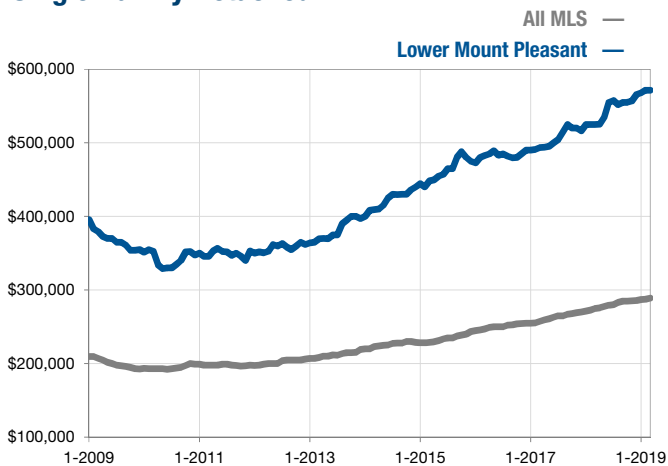
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	41	<b>42</b>	+ 2.4%	125	<b>114</b>	- 8.8%
Closed Sales	40	<b>28</b>	- 30.0%	78	<b>68</b>	- 12.8%
Median Sales Price*	\$271,000	<b>\$268,500</b>	- 0.9%	\$243,500	<b>\$266,000</b>	+ 9.2%
Average Sales Price*	\$359,589	<b>\$379,221</b>	+ 5.5%	\$339,417	<b>\$392,188</b>	+ 15.5%
Percent of Original List Price Received*	97.8%	<b>94.8%</b>	- 3.1%	97.0%	<b>95.3%</b>	- 1.8%
Days on Market Until Sale	50	<b>62</b>	+ 24.0%	54	<b>58</b>	+ 7.4%
Inventory of Homes for Sale	86	<b>96</b>	+ 11.6%	--	--	--

\* 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

