

Local Market Update – April 2019

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



Lower Mount Pleasant

Area 42

Single-Family Detached	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	101	103	+ 2.0%	428	440	+ 2.8%
Closed Sales	74	83	+ 12.2%	251	240	- 4.4%
Median Sales Price*	\$549,500	\$579,000	+ 5.4%	\$535,000	\$582,000	+ 8.8%
Average Sales Price*	\$642,800	\$674,363	+ 4.9%	\$629,463	\$713,160	+ 13.3%
Percent of Original List Price Received*	96.1%	94.9%	- 1.2%	95.0%	93.9%	- 1.2%
Days on Market Until Sale	35	71	+ 102.9%	56	70	+ 25.0%
Inventory of Homes for Sale	241	254	+ 5.4%	--	--	--

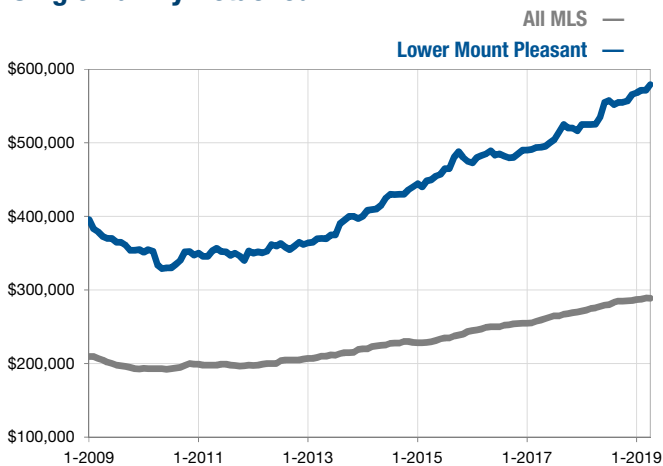
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	46	37	- 19.6%	171	151	- 11.7%
Closed Sales	26	29	+ 11.5%	104	97	- 6.7%
Median Sales Price*	\$243,000	\$239,000	- 1.6%	\$243,500	\$252,500	+ 3.7%
Average Sales Price*	\$374,616	\$322,777	- 13.8%	\$348,217	\$371,436	+ 6.7%
Percent of Original List Price Received*	96.1%	96.1%	0.0%	96.7%	95.5%	- 1.2%
Days on Market Until Sale	40	57	+ 42.5%	50	58	+ 16.0%
Inventory of Homes for Sale	90	90	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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

