

# Local Market Update – May 2019

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	152	<b>168</b>	+ 10.5%	699	<b>767</b>	+ 9.7%
Closed Sales	89	<b>135</b>	+ 51.7%	382	<b>413</b>	+ 8.1%
Median Sales Price*	\$549,000	<b>\$499,000</b>	- 9.1%	\$520,000	<b>\$510,265</b>	- 1.9%
Average Sales Price*	\$581,650	<b>\$553,766</b>	- 4.8%	\$567,217	<b>\$568,355</b>	+ 0.2%
Percent of Original List Price Received*	95.9%	<b>96.9%</b>	+ 1.0%	96.5%	<b>96.7%</b>	+ 0.2%
Days on Market Until Sale	64	<b>73</b>	+ 14.1%	79	<b>72</b>	- 8.9%
Inventory of Homes for Sale	446	<b>414</b>	- 7.2%	--	--	--

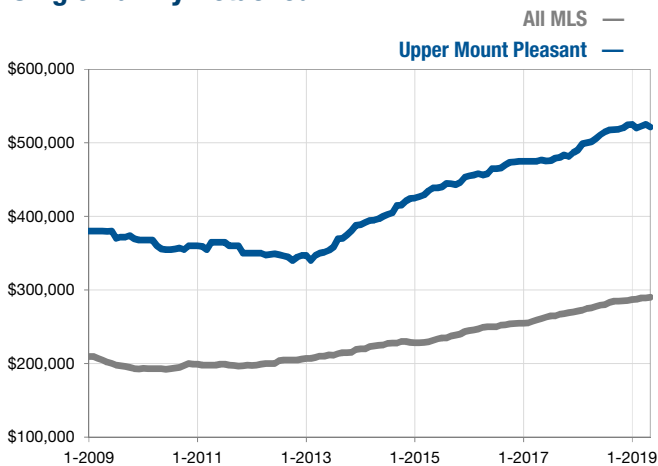
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	51	<b>41</b>	- 19.6%	218	<b>224</b>	+ 2.8%
Closed Sales	26	<b>26</b>	0.0%	141	<b>129</b>	- 8.5%
Median Sales Price*	\$265,250	<b>\$258,000</b>	- 2.7%	\$309,500	<b>\$297,500</b>	- 3.9%
Average Sales Price*	\$291,938	<b>\$286,175</b>	- 2.0%	\$300,181	<b>\$292,934</b>	- 2.4%
Percent of Original List Price Received*	98.0%	<b>97.1%</b>	- 0.9%	97.9%	<b>96.6%</b>	- 1.3%
Days on Market Until Sale	26	<b>60</b>	+ 130.8%	52	<b>51</b>	- 1.9%
Inventory of Homes for Sale	93	<b>114</b>	+ 22.6%	--	--	--

\* 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

