

Local Market Update – August 2019

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



Lower Mount Pleasant

Area 42

Single-Family Detached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	102	95	- 6.9%	826	892	+ 8.0%
Closed Sales	72	89	+ 23.6%	592	585	- 1.2%
Median Sales Price*	\$520,000	\$525,000	+ 1.0%	\$570,000	\$570,000	0.0%
Average Sales Price*	\$654,369	\$606,941	- 7.2%	\$672,255	\$692,586	+ 3.0%
Percent of Original List Price Received*	94.2%	93.5%	- 0.7%	95.5%	94.5%	- 1.0%
Days on Market Until Sale	52	60	+ 15.4%	51	61	+ 19.6%
Inventory of Homes for Sale	265	290	+ 9.4%	--	--	--

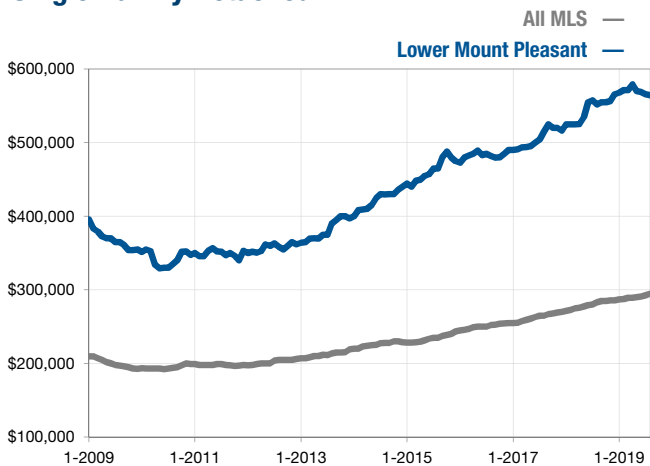
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	46	30	- 34.8%	338	299	- 11.5%
Closed Sales	39	38	- 2.6%	262	231	- 11.8%
Median Sales Price*	\$250,000	\$260,500	+ 4.2%	\$241,000	\$250,000	+ 3.7%
Average Sales Price*	\$314,980	\$363,357	+ 15.4%	\$326,704	\$353,241	+ 8.1%
Percent of Original List Price Received*	97.1%	100.7%	+ 3.7%	96.9%	96.1%	- 0.8%
Days on Market Until Sale	51	43	- 15.7%	46	54	+ 17.4%
Inventory of Homes for Sale	88	81	- 8.0%	--	--	--

* 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

