

Local Market Update – February 2020

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



Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	113	84	- 25.7%	198	165	- 16.7%
Closed Sales	50	56	+ 12.0%	84	104	+ 23.8%
Median Sales Price*	\$690,000	\$612,495	- 11.2%	\$640,000	\$567,500	- 11.3%
Average Sales Price*	\$768,560	\$716,288	- 6.8%	\$720,440	\$691,421	- 4.0%
Percent of Original List Price Received*	91.5%	92.5%	+ 1.1%	92.6%	93.4%	+ 0.9%
Days on Market Until Sale	92	96	+ 4.3%	79	81	+ 2.5%
Inventory of Homes for Sale	260	199	- 23.5%	--	--	--

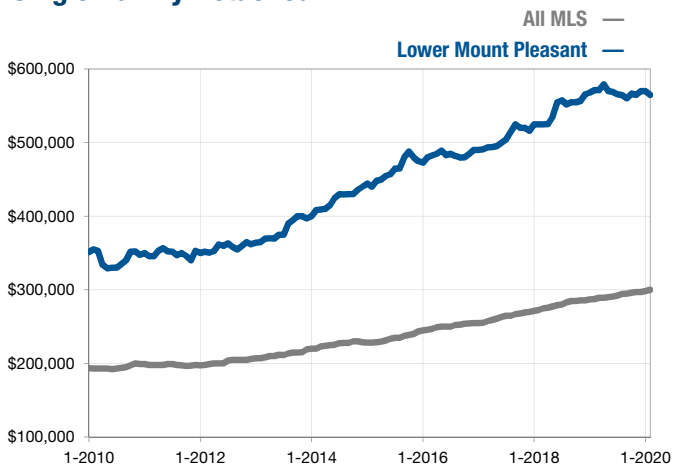
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	40	48	+ 20.0%	72	91	+ 26.4%
Closed Sales	27	22	- 18.5%	40	36	- 10.0%
Median Sales Price*	\$239,500	\$253,000	+ 5.6%	\$255,000	\$232,725	- 8.7%
Average Sales Price*	\$381,794	\$249,761	- 34.6%	\$401,266	\$245,239	- 38.9%
Percent of Original List Price Received*	95.5%	96.6%	+ 1.2%	95.6%	96.7%	+ 1.2%
Days on Market Until Sale	54	64	+ 18.5%	55	58	+ 5.5%
Inventory of Homes for Sale	102	93	- 8.8%	--	--	--

* 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

