

Local Market Update – March 2020

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



Lower Mount Pleasant

Area 42

Single-Family Detached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	139	104	- 25.2%	337	269	- 20.2%
Closed Sales	73	70	- 4.1%	157	174	+ 10.8%
Median Sales Price*	\$540,000	\$592,500	+ 9.7%	\$590,000	\$586,495	- 0.6%
Average Sales Price*	\$748,895	\$661,991	- 11.6%	\$733,671	\$679,582	- 7.4%
Percent of Original List Price Received*	94.3%	95.4%	+ 1.2%	93.4%	94.2%	+ 0.9%
Days on Market Until Sale	59	75	+ 27.1%	70	78	+ 11.4%
Inventory of Homes for Sale	285	225	- 21.1%	--	--	--

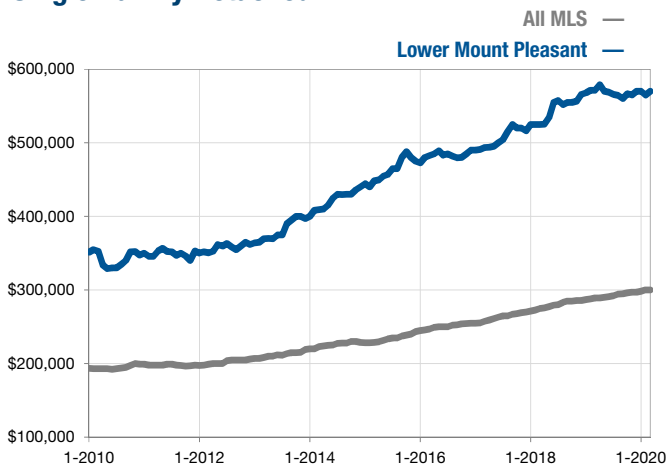
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	42	49	+ 16.7%	114	140	+ 22.8%
Closed Sales	28	37	+ 32.1%	68	73	+ 7.4%
Median Sales Price*	\$268,500	\$250,000	- 6.9%	\$266,000	\$245,000	- 7.9%
Average Sales Price*	\$379,221	\$311,186	- 17.9%	\$392,188	\$278,664	- 28.9%
Percent of Original List Price Received*	94.8%	95.5%	+ 0.7%	95.3%	96.1%	+ 0.8%
Days on Market Until Sale	62	66	+ 6.5%	58	62	+ 6.9%
Inventory of Homes for Sale	108	95	- 12.0%	--	--	--

* 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

