

Local Market Update – April 2020

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



Upper Mount Pleasant

Area 41

Single-Family Detached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	159	92	- 42.1%	600	461	- 23.2%
Closed Sales	87	86	- 1.1%	279	330	+ 18.3%
Median Sales Price*	\$560,000	\$503,000	- 10.2%	\$515,000	\$532,453	+ 3.4%
Average Sales Price*	\$639,305	\$549,566	- 14.0%	\$575,314	\$577,662	+ 0.4%
Percent of Original List Price Received*	97.3%	97.3%	0.0%	96.6%	96.8%	+ 0.2%
Days on Market Until Sale	71	60	- 15.5%	72	72	0.0%
Inventory of Homes for Sale	467	280	- 40.0%	--	--	--

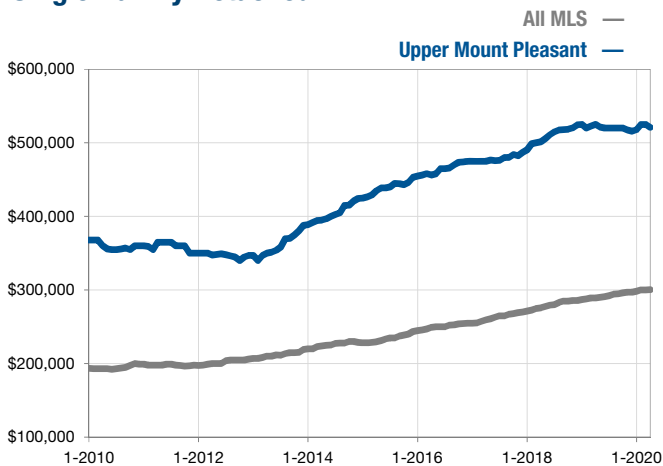
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	41	31	- 24.4%	183	147	- 19.7%
Closed Sales	32	25	- 21.9%	103	90	- 12.6%
Median Sales Price*	\$279,500	\$330,000	+ 18.1%	\$305,000	\$305,250	+ 0.1%
Average Sales Price*	\$286,995	\$333,480	+ 16.2%	\$294,640	\$308,092	+ 4.6%
Percent of Original List Price Received*	97.2%	96.9%	- 0.3%	96.5%	97.1%	+ 0.6%
Days on Market Until Sale	36	95	+ 163.9%	49	75	+ 53.1%
Inventory of Homes for Sale	126	95	- 24.6%	--	--	--

* 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

