

# Local Market Update – May 2020

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	170	<b>132</b>	- 22.4%	770	<b>591</b>	- 23.2%
Closed Sales	135	<b>95</b>	- 29.6%	414	<b>426</b>	+ 2.9%
Median Sales Price*	\$499,000	<b>\$536,790</b>	+ 7.6%	\$510,988	<b>\$532,453</b>	+ 4.2%
Average Sales Price*	\$553,766	<b>\$610,588</b>	+ 10.3%	\$568,287	<b>\$584,552</b>	+ 2.9%
Percent of Original List Price Received*	96.9%	<b>97.6%</b>	+ 0.7%	96.7%	<b>97.0%</b>	+ 0.3%
Days on Market Until Sale	73	<b>49</b>	- 32.9%	72	<b>67</b>	- 6.9%
Inventory of Homes for Sale	457	<b>273</b>	- 40.3%	--	--	--

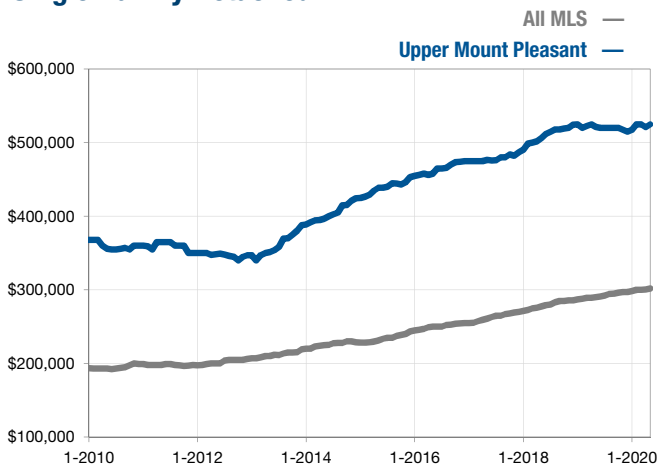
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	41	<b>46</b>	+ 12.2%	224	<b>193</b>	- 13.8%
Closed Sales	27	<b>19</b>	- 29.6%	130	<b>109</b>	- 16.2%
Median Sales Price*	\$258,000	<b>\$327,000</b>	+ 26.7%	\$301,250	<b>\$310,000</b>	+ 2.9%
Average Sales Price*	\$290,946	<b>\$321,040</b>	+ 10.3%	\$293,873	<b>\$310,349</b>	+ 5.6%
Percent of Original List Price Received*	97.2%	<b>96.3%</b>	- 0.9%	96.6%	<b>97.0%</b>	+ 0.4%
Days on Market Until Sale	58	<b>69</b>	+ 19.0%	51	<b>74</b>	+ 45.1%
Inventory of Homes for Sale	122	<b>94</b>	- 23.0%	--	--	--

\* 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

