

Local Market Update – July 2020

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



Lower Mount Pleasant

Area 42

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	96	120	+ 25.0%	796	689	- 13.4%
Closed Sales	71	124	+ 74.6%	496	517	+ 4.2%
Median Sales Price*	\$565,000	\$634,500	+ 12.3%	\$574,338	\$589,000	+ 2.6%
Average Sales Price*	\$681,171	\$767,056	+ 12.6%	\$707,960	\$707,575	- 0.1%
Percent of Original List Price Received*	96.0%	96.4%	+ 0.4%	94.7%	95.4%	+ 0.7%
Days on Market Until Sale	62	54	- 12.9%	61	60	- 1.6%
Inventory of Homes for Sale	329	197	- 40.1%	--	--	--

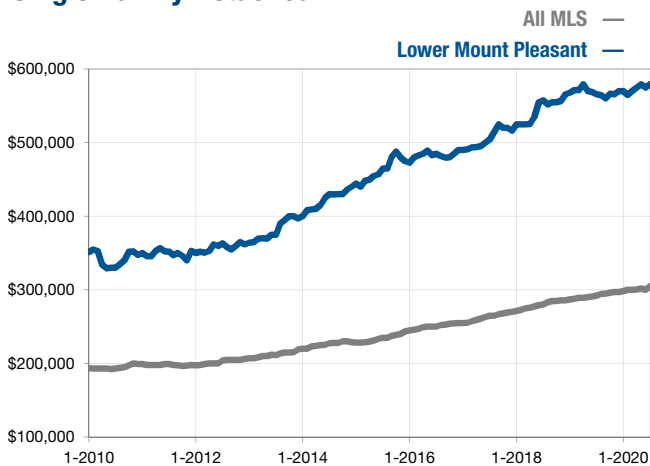
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	33	61	+ 84.8%	269	318	+ 18.2%
Closed Sales	31	44	+ 41.9%	193	205	+ 6.2%
Median Sales Price*	\$257,250	\$247,500	- 3.8%	\$250,000	\$245,000	- 2.0%
Average Sales Price*	\$299,703	\$268,173	- 10.5%	\$351,249	\$296,872	- 15.5%
Percent of Original List Price Received*	95.2%	96.5%	+ 1.4%	95.2%	96.1%	+ 0.9%
Days on Market Until Sale	52	41	- 21.2%	56	51	- 8.9%
Inventory of Homes for Sale	103	82	- 20.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

