

# Local Market Update – August 2020

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	95	94	- 1.1%	891	784	- 12.0%
Closed Sales	89	82	- 7.9%	585	602	+ 2.9%
Median Sales Price*	\$525,000	<b>\$653,125</b>	+ 24.4%	\$570,000	<b>\$600,000</b>	+ 5.3%
Average Sales Price*	\$606,941	<b>\$791,633</b>	+ 30.4%	\$692,591	<b>\$719,606</b>	+ 3.9%
Percent of Original List Price Received*	93.5%	<b>96.5%</b>	+ 3.2%	94.5%	<b>95.5%</b>	+ 1.1%
Days on Market Until Sale	60	<b>39</b>	- 35.0%	61	<b>57</b>	- 6.6%
Inventory of Homes for Sale	325	<b>172</b>	- 47.1%	--	--	--

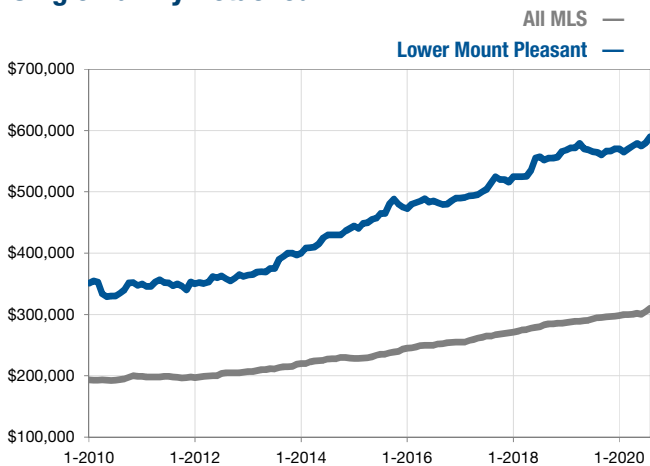
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	30	31	+ 3.3%	299	348	+ 16.4%
Closed Sales	40	43	+ 7.5%	233	249	+ 6.9%
Median Sales Price*	\$242,250	<b>\$255,000</b>	+ 5.3%	\$250,000	<b>\$245,500</b>	- 1.8%
Average Sales Price*	\$355,164	<b>\$333,752</b>	- 6.0%	\$351,921	<b>\$302,872</b>	- 13.9%
Percent of Original List Price Received*	100.1%	<b>97.0%</b>	- 3.1%	96.1%	<b>96.2%</b>	+ 0.1%
Days on Market Until Sale	44	45	+ 2.3%	54	50	- 7.4%
Inventory of Homes for Sale	98	63	- 35.7%	--	--	--

\* 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

