

# Local Market Update – September 2020

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	61	<b>89</b>	+ 45.9%	952	<b>873</b>	- 8.3%
Closed Sales	55	<b>101</b>	+ 83.6%	640	<b>705</b>	+ 10.2%
Median Sales Price*	\$545,000	<b>\$645,000</b>	+ 18.3%	\$565,000	<b>\$611,000</b>	+ 8.1%
Average Sales Price*	\$612,324	<b>\$857,018</b>	+ 40.0%	\$685,693	<b>\$741,683</b>	+ 8.2%
Percent of Original List Price Received*	93.9%	<b>95.9%</b>	+ 2.1%	94.4%	<b>95.6%</b>	+ 1.3%
Days on Market Until Sale	57	<b>52</b>	- 8.8%	61	<b>56</b>	- 8.2%
Inventory of Homes for Sale	311	<b>167</b>	- 46.3%	--	--	--

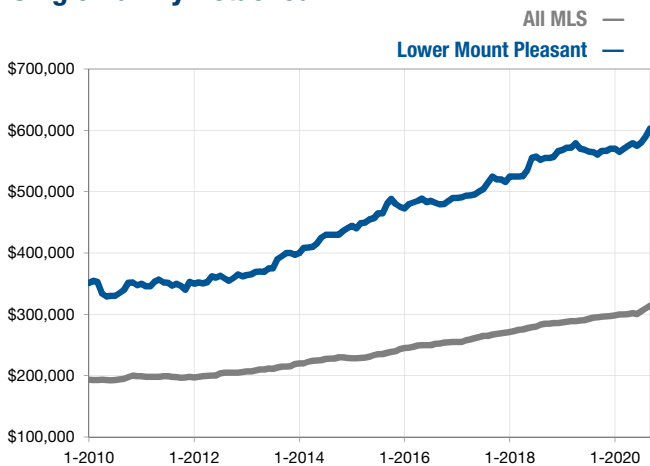
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	22	<b>44</b>	+ 100.0%	321	<b>392</b>	+ 22.1%
Closed Sales	23	<b>58</b>	+ 152.2%	256	<b>307</b>	+ 19.9%
Median Sales Price*	\$232,000	<b>\$266,250</b>	+ 14.8%	\$249,450	<b>\$250,000</b>	+ 0.2%
Average Sales Price*	\$302,539	<b>\$362,046</b>	+ 19.7%	\$347,485	<b>\$314,052</b>	- 9.6%
Percent of Original List Price Received*	94.4%	<b>96.2%</b>	+ 1.9%	95.9%	<b>96.2%</b>	+ 0.3%
Days on Market Until Sale	63	<b>51</b>	- 19.0%	55	<b>51</b>	- 7.3%
Inventory of Homes for Sale	91	<b>55</b>	- 39.6%	--	--	--

\* 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

