

Local Market Update – October 2020

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



Lower Mount Pleasant

Area 42

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	86	100	+ 16.3%	1,038	973	- 6.3%
Closed Sales	48	97	+ 102.1%	688	806	+ 17.2%
Median Sales Price*	\$610,500	717,991	+ 17.6%	\$568,450	\$620,000	+ 9.1%
Average Sales Price*	\$734,566	\$867,462	+ 18.1%	\$689,103	\$755,906	+ 9.7%
Percent of Original List Price Received*	93.6%	96.2%	+ 2.8%	94.4%	95.7%	+ 1.4%
Days on Market Until Sale	71	58	- 18.3%	62	56	- 9.7%
Inventory of Homes for Sale	301	141	- 53.2%	--	--	--

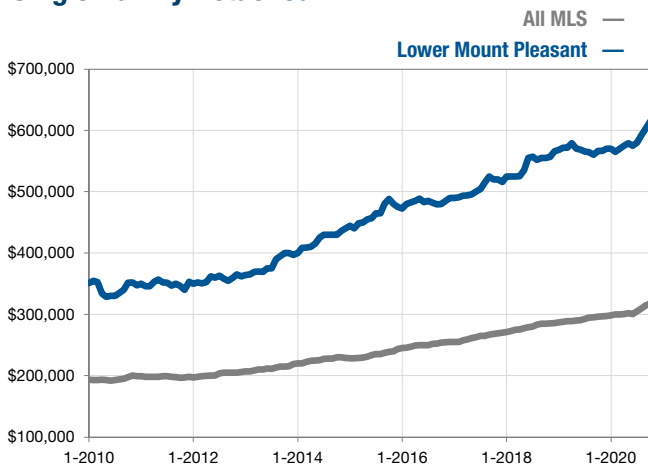
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	35	37	+ 5.7%	356	429	+ 20.5%
Closed Sales	23	38	+ 65.2%	279	346	+ 24.0%
Median Sales Price*	\$265,000	\$268,750	+ 1.4%	\$249,900	\$250,000	+ 0.0%
Average Sales Price*	\$349,152	\$374,072	+ 7.1%	\$347,622	\$320,386	- 7.8%
Percent of Original List Price Received*	94.1%	96.0%	+ 2.0%	95.8%	96.1%	+ 0.3%
Days on Market Until Sale	36	59	+ 63.9%	53	51	- 3.8%
Inventory of Homes for Sale	100	57	- 43.0%	--	--	--

* 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

