

Local Market Update – December 2020

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



Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	38	64	+ 68.4%	1,147	1,094	- 4.6%
Closed Sales	49	75	+ 53.1%	794	948	+ 19.4%
Median Sales Price*	\$640,000	760,000	+ 18.8%	\$570,000	\$635,000	+ 11.4%
Average Sales Price*	\$849,285	\$963,817	+ 13.5%	\$696,246	\$772,968	+ 11.0%
Percent of Original List Price Received*	91.3%	96.7%	+ 5.9%	94.1%	95.9%	+ 1.9%
Days on Market Until Sale	101	64	- 36.6%	65	55	- 15.4%
Inventory of Homes for Sale	256	86	- 66.4%	--	--	--

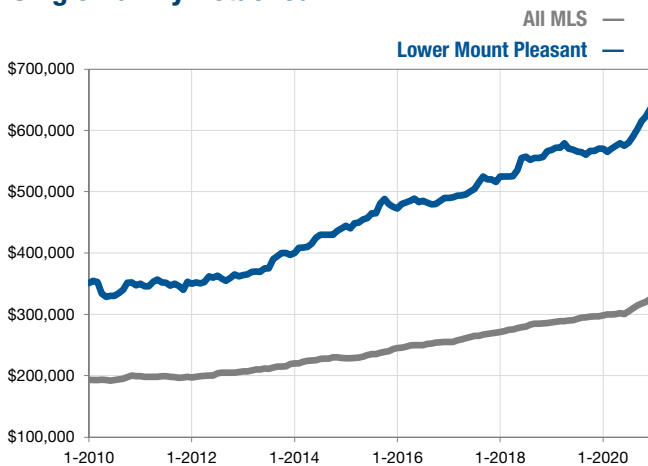
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	19	21	+ 10.5%	402	484	+ 20.4%
Closed Sales	28	44	+ 57.1%	329	419	+ 27.4%
Median Sales Price*	\$245,000	\$264,500	+ 8.0%	\$248,000	\$250,000	+ 0.8%
Average Sales Price*	\$320,384	\$394,342	+ 23.1%	\$341,547	\$328,819	- 3.7%
Percent of Original List Price Received*	96.6%	95.8%	- 0.8%	95.8%	96.2%	+ 0.4%
Days on Market Until Sale	47	55	+ 17.0%	53	50	- 5.7%
Inventory of Homes for Sale	85	38	- 55.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

