

# Local Market Update – December 2020

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	72	<b>75</b>	+ 4.2%	1,546	<b>1,448</b>	- 6.3%
Closed Sales	94	<b>129</b>	+ 37.2%	1,159	<b>1,304</b>	+ 12.5%
Median Sales Price*	\$556,555	<b>\$445,000</b>	- 2.1%	\$515,000	<b>\$440,070</b>	+ 4.9%
Average Sales Price*	\$599,032	<b>\$650,542</b>	+ 8.6%	\$569,948	<b>\$610,664</b>	+ 7.1%
Percent of Original List Price Received*	97.3%	<b>98.4%</b>	+ 1.1%	96.6%	<b>97.5%</b>	+ 0.9%
Days on Market Until Sale	64	<b>33</b>	- 48.4%	71	<b>52</b>	- 26.8%
Inventory of Homes for Sale	306	<b>89</b>	- 70.9%	--	--	--

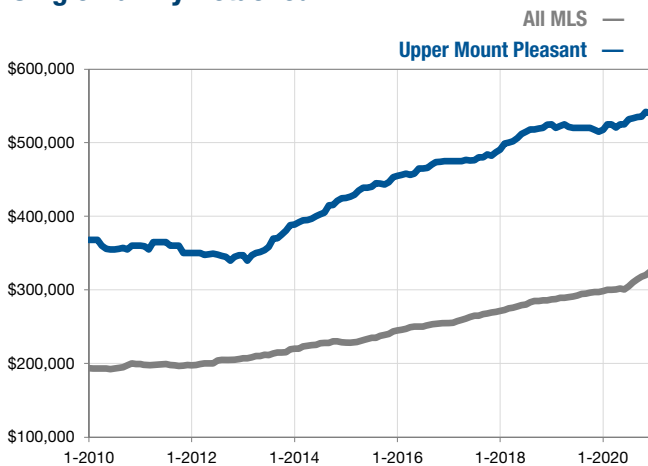
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	15	<b>23</b>	+ 53.3%	427	<b>425</b>	- 0.5%
Closed Sales	21	<b>39</b>	+ 85.7%	327	<b>368</b>	+ 12.5%
Median Sales Price*	\$325,000	<b>\$312,750</b>	- 3.8%	\$305,000	<b>\$319,250</b>	+ 4.7%
Average Sales Price*	\$310,440	<b>\$323,936</b>	+ 4.3%	\$293,823	<b>\$314,820</b>	+ 7.1%
Percent of Original List Price Received*	96.3%	<b>98.6%</b>	+ 2.4%	96.3%	<b>97.3%</b>	+ 1.0%
Days on Market Until Sale	77	<b>32</b>	- 58.4%	65	<b>53</b>	- 18.5%
Inventory of Homes for Sale	81	<b>25</b>	- 69.1%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

