

# Local Market Update – February 2021

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



## Lower Mount Pleasant

Area 42

| Single-Family Detached                   | February  |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 85        | <b>90</b>        | + 5.9%         | 166          | <b>156</b>       | - 6.0%         |
| Closed Sales                             | 56        | <b>75</b>        | + 33.9%        | 104          | <b>142</b>       | + 36.5%        |
| Median Sales Price*                      | \$612,495 | <b>\$664,474</b> | + 8.5%         | \$567,500    | <b>\$662,237</b> | + 16.7%        |
| Average Sales Price*                     | \$716,288 | <b>\$830,707</b> | + 16.0%        | \$691,421    | <b>\$810,172</b> | + 17.2%        |
| Percent of Original List Price Received* | 92.5%     | <b>96.4%</b>     | + 4.2%         | 93.4%        | <b>96.1%</b>     | + 2.9%         |
| Days on Market Until Sale                | 96        | <b>42</b>        | - 56.3%        | 81           | <b>47</b>        | - 42.0%        |
| Inventory of Homes for Sale              | 228       | <b>61</b>        | - 73.2%        | --           | --               | --             |

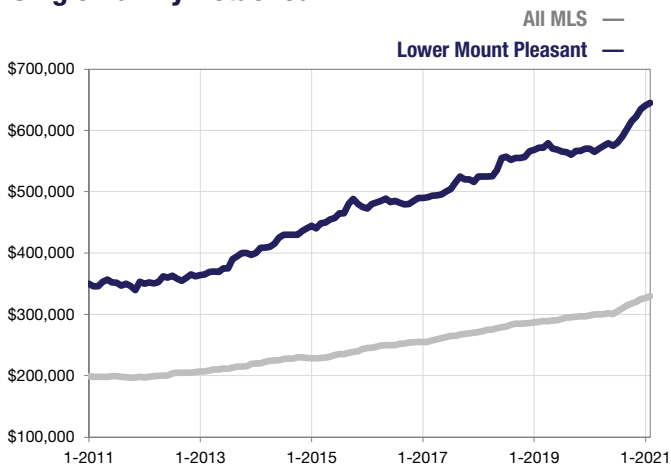
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | February  |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 48        | <b>55</b>        | + 14.6%        | 91           | <b>100</b>       | + 9.9%         |
| Closed Sales                             | 22        | <b>35</b>        | + 59.1%        | 36           | <b>63</b>        | + 75.0%        |
| Median Sales Price*                      | \$253,000 | <b>\$287,000</b> | + 13.4%        | \$232,725    | <b>\$287,000</b> | + 23.3%        |
| Average Sales Price*                     | \$249,761 | <b>\$446,534</b> | + 78.8%        | \$245,239    | <b>\$403,513</b> | + 64.5%        |
| Percent of Original List Price Received* | 96.6%     | <b>97.1%</b>     | + 0.5%         | 96.7%        | <b>97.0%</b>     | + 0.3%         |
| Days on Market Until Sale                | 64        | <b>62</b>        | - 3.1%         | 58           | <b>56</b>        | - 3.4%         |
| Inventory of Homes for Sale              | 103       | <b>23</b>        | - 77.7%        | --           | --               | --             |

\* 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

