

# Local Market Update – November 2015

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	86	<b>121</b>	+ 40.7%	1,290	<b>1,454</b>	+ 12.7%
Closed Sales	77	<b>74</b>	- 3.9%	924	<b>979</b>	+ 6.0%
Median Sales Price*	\$489,000	<b>\$510,150</b>	+ 4.3%	\$424,229	<b>\$452,000</b>	+ 6.5%
Average Sales Price*	\$501,708	<b>\$512,220</b>	+ 2.1%	\$459,924	<b>\$491,059</b>	+ 6.8%
Percent of Original List Price Received*	98.1%	<b>97.6%</b>	- 0.5%	97.5%	<b>97.8%</b>	+ 0.3%
Days on Market Until Sale	89	<b>56</b>	- 37.1%	71	<b>65</b>	- 8.5%
Inventory of Homes for Sale	367	<b>359</b>	- 2.2%	--	--	--

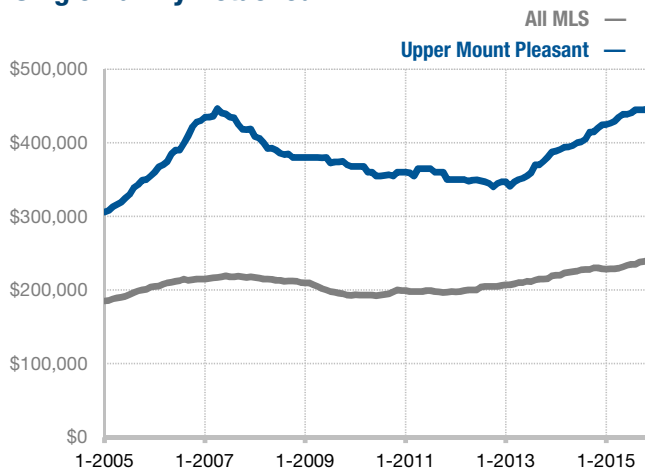
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>31</b>	+ 29.2%	359	<b>414</b>	+ 15.3%
Closed Sales	38	<b>38</b>	0.0%	288	<b>339</b>	+ 17.7%
Median Sales Price*	\$274,558	<b>\$345,708</b>	+ 25.9%	\$217,750	<b>\$256,000</b>	+ 17.6%
Average Sales Price*	\$289,166	<b>\$327,784</b>	+ 13.4%	\$246,307	<b>\$253,833</b>	+ 3.1%
Percent of Original List Price Received*	98.2%	<b>101.6%</b>	+ 3.5%	98.5%	<b>98.4%</b>	- 0.1%
Days on Market Until Sale	75	<b>29</b>	- 61.3%	71	<b>44</b>	- 38.0%
Inventory of Homes for Sale	86	<b>67</b>	- 22.1%	--	--	--

\* 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

