

Local Market Update – December 2015

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



Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	30	47	+ 56.7%	923	1,051	+ 13.9%
Closed Sales	41	55	+ 34.1%	742	797	+ 7.4%
Median Sales Price*	\$500,000	\$448,250	- 10.4%	\$440,000	\$475,000	+ 8.0%
Average Sales Price*	\$597,287	\$590,841	- 1.1%	\$532,073	\$584,037	+ 9.8%
Percent of Original List Price Received*	94.3%	94.0%	- 0.3%	96.0%	95.2%	- 0.8%
Days on Market Until Sale	77	61	- 20.8%	63	50	- 20.6%
Inventory of Homes for Sale	182	184	+ 1.1%	--	--	--

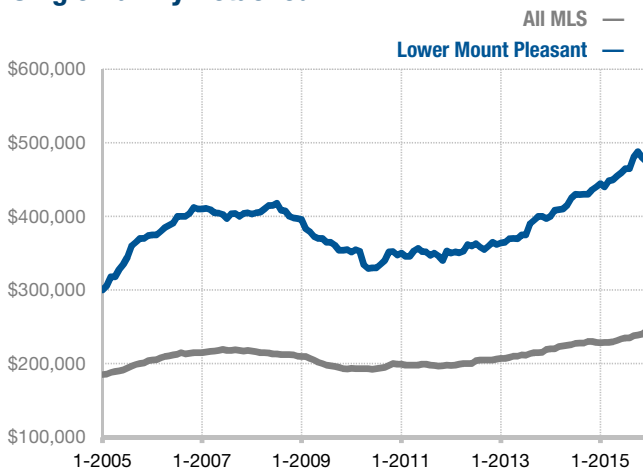
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	24	22	- 8.3%	367	439	+ 19.6%
Closed Sales	30	22	- 26.7%	301	342	+ 13.6%
Median Sales Price*	\$177,000	\$236,500	+ 33.6%	\$185,000	\$203,500	+ 10.0%
Average Sales Price*	\$277,210	\$334,245	+ 20.6%	\$278,331	\$271,888	- 2.3%
Percent of Original List Price Received*	96.1%	98.0%	+ 2.0%	96.5%	96.1%	- 0.4%
Days on Market Until Sale	58	41	- 29.3%	59	43	- 27.1%
Inventory of Homes for Sale	89	62	- 30.3%	--	--	--

* 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

