

# Local Market Update – December 2015

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	67	<b>71</b>	+ 6.0%	1,357	<b>1,526</b>	+ 12.5%
Closed Sales	92	<b>131</b>	+ 42.4%	1,016	<b>1,111</b>	+ 9.4%
Median Sales Price*	\$422,888	<b>\$458,175</b>	+ 8.3%	\$424,229	<b>\$453,215</b>	+ 6.8%
Average Sales Price*	\$434,014	<b>\$500,936</b>	+ 15.4%	\$457,578	<b>\$492,376</b>	+ 7.6%
Percent of Original List Price Received*	98.6%	<b>98.4%</b>	- 0.2%	97.6%	<b>97.9%</b>	+ 0.3%
Days on Market Until Sale	62	<b>49</b>	- 21.0%	70	<b>63</b>	- 10.0%
Inventory of Homes for Sale	368	<b>324</b>	- 12.0%	--	--	--

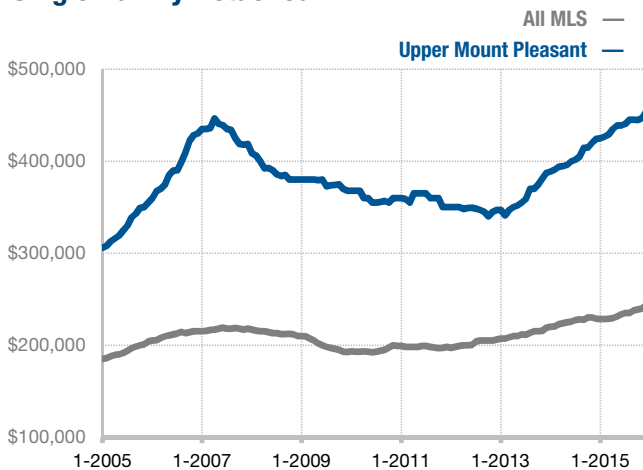
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>26</b>	- 7.1%	387	<b>440</b>	+ 13.7%
Closed Sales	23	<b>32</b>	+ 39.1%	311	<b>370</b>	+ 19.0%
Median Sales Price*	\$243,000	<b>\$325,293</b>	+ 33.9%	\$219,000	<b>\$268,683</b>	+ 22.7%
Average Sales Price*	\$223,618	<b>\$287,966</b>	+ 28.8%	\$244,629	<b>\$256,462</b>	+ 4.8%
Percent of Original List Price Received*	96.4%	<b>99.0%</b>	+ 2.7%	98.3%	<b>98.4%</b>	+ 0.1%
Days on Market Until Sale	37	<b>28</b>	- 24.3%	69	<b>43</b>	- 37.7%
Inventory of Homes for Sale	92	<b>50</b>	- 45.7%	--	--	--

\* 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

