

Local Market Update – February 2016

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



Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	84	96	+ 14.3%	152	170	+ 11.8%
Closed Sales	45	49	+ 8.9%	91	90	- 1.1%
Median Sales Price*	\$420,000	\$515,000	+ 22.6%	\$447,250	\$495,000	+ 10.7%
Average Sales Price*	\$452,258	\$615,833	+ 36.2%	\$562,944	\$577,410	+ 2.6%
Percent of Original List Price Received*	96.5%	94.9%	- 1.7%	95.0%	94.3%	- 0.7%
Days on Market Until Sale	29	58	+ 100.0%	69	73	+ 5.8%
Inventory of Homes for Sale	214	216	+ 0.9%	--	--	--

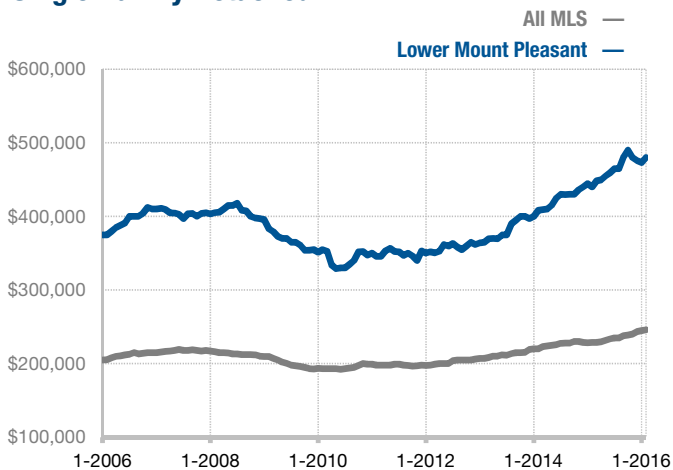
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	35	40	+ 14.3%	77	66	- 14.3%
Closed Sales	23	21	- 8.7%	41	45	+ 9.8%
Median Sales Price*	\$174,000	\$295,000	+ 69.5%	\$173,500	\$210,000	+ 21.0%
Average Sales Price*	\$267,413	\$384,995	+ 44.0%	\$266,565	\$328,306	+ 23.2%
Percent of Original List Price Received*	96.2%	95.6%	- 0.6%	95.4%	95.2%	- 0.2%
Days on Market Until Sale	51	92	+ 80.4%	66	72	+ 9.1%
Inventory of Homes for Sale	94	70	- 25.5%	--	--	--

* 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

