

# Local Market Update – February 2016

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	98	<b>143</b>	+ 45.9%	214	<b>275</b>	+ 28.5%
Closed Sales	58	<b>58</b>	0.0%	103	<b>109</b>	+ 5.8%
Median Sales Price*	\$442,000	<b>\$465,708</b>	+ 5.4%	\$439,000	<b>\$456,250</b>	+ 3.9%
Average Sales Price*	\$489,126	<b>\$493,360</b>	+ 0.9%	\$464,625	<b>\$498,483</b>	+ 7.3%
Percent of Original List Price Received*	99.1%	<b>97.5%</b>	- 1.6%	99.0%	<b>97.0%</b>	- 2.0%
Days on Market Until Sale	74	<b>100</b>	+ 35.1%	63	<b>87</b>	+ 38.1%
Inventory of Homes for Sale	371	<b>370</b>	- 0.3%	--	--	--

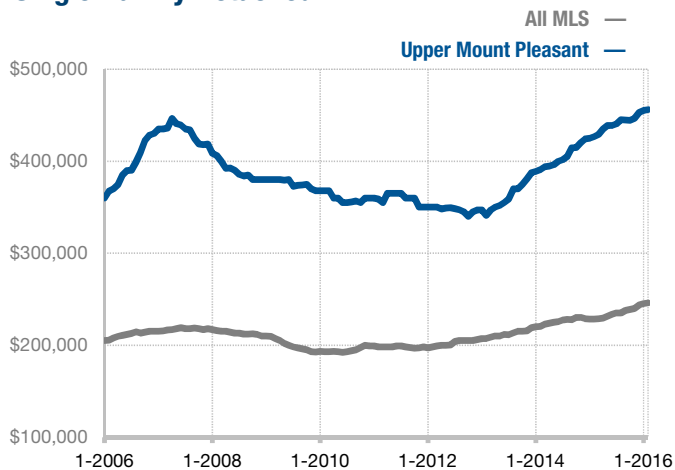
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	33	<b>62</b>	+ 87.9%	64	<b>98</b>	+ 53.1%
Closed Sales	23	<b>38</b>	+ 65.2%	37	<b>61</b>	+ 64.9%
Median Sales Price*	\$178,000	<b>\$290,000</b>	+ 62.9%	\$210,000	<b>\$254,900</b>	+ 21.4%
Average Sales Price*	\$207,872	<b>\$281,749</b>	+ 35.5%	\$224,598	<b>\$275,270</b>	+ 22.6%
Percent of Original List Price Received*	97.2%	<b>98.1%</b>	+ 0.9%	97.2%	<b>98.1%</b>	+ 0.9%
Days on Market Until Sale	56	<b>56</b>	0.0%	50	<b>57</b>	+ 14.0%
Inventory of Homes for Sale	80	<b>61</b>	- 23.8%	--	--	--

\* 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

