

Local Market Update – March 2016

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



Lower Mount Pleasant

Area 42

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	98	130	+ 32.7%	250	302	+ 20.8%
Closed Sales	64	66	+ 3.1%	155	156	+ 0.6%
Median Sales Price*	\$512,500	\$531,199	+ 3.6%	\$455,000	\$519,750	+ 14.2%
Average Sales Price*	\$563,072	\$654,163	+ 16.2%	\$562,997	\$609,882	+ 8.3%
Percent of Original List Price Received*	96.5%	95.6%	- 0.9%	95.7%	94.9%	- 0.8%
Days on Market Until Sale	65	67	+ 3.1%	67	71	+ 6.0%
Inventory of Homes for Sale	206	225	+ 9.2%	--	--	--

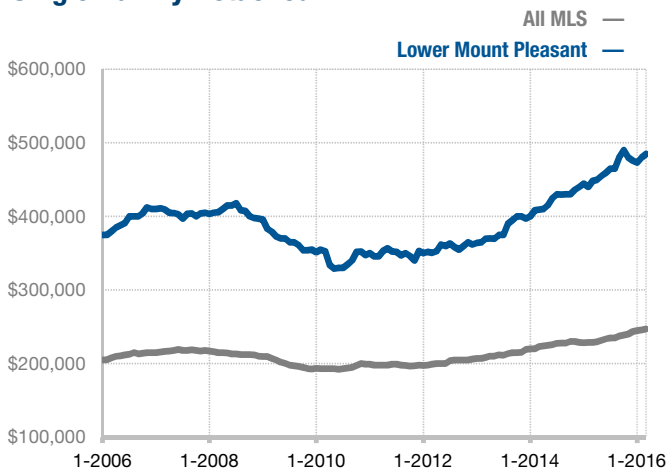
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	37	74	+ 100.0%	114	139	+ 21.9%
Closed Sales	23	30	+ 30.4%	64	76	+ 18.8%
Median Sales Price*	\$210,000	\$278,750	+ 32.7%	\$189,500	\$232,450	+ 22.7%
Average Sales Price*	\$446,840	\$415,967	- 6.9%	\$331,352	\$360,655	+ 8.8%
Percent of Original List Price Received*	93.7%	96.9%	+ 3.4%	94.8%	95.9%	+ 1.2%
Days on Market Until Sale	47	56	+ 19.1%	59	65	+ 10.2%
Inventory of Homes for Sale	89	92	+ 3.4%	--	--	--

* 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

