

# Local Market Update – December 2017

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	40	<b>42</b>	+ 5.0%	1,115	<b>1,161</b>	+ 4.1%
Closed Sales	57	<b>82</b>	+ 43.9%	858	<b>860</b>	+ 0.2%
Median Sales Price*	\$510,000	<b>\$491,000</b>	- 3.7%	\$490,000	<b>\$516,000</b>	+ 5.3%
Average Sales Price*	\$631,758	<b>\$623,298</b>	- 1.3%	\$604,428	<b>\$637,246</b>	+ 5.4%
Percent of Original List Price Received*	95.8%	<b>93.6%</b>	- 2.3%	95.0%	<b>95.2%</b>	+ 0.2%
Days on Market Until Sale	52	<b>83</b>	+ 59.6%	58	<b>58</b>	0.0%
Inventory of Homes for Sale	208	<b>165</b>	- 20.7%	--	--	--

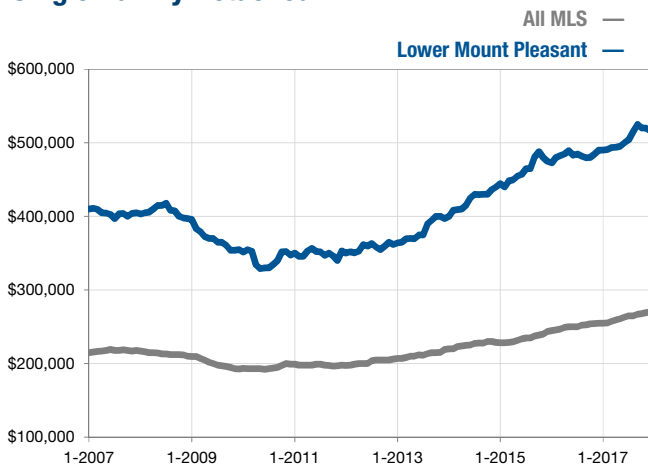
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	30	<b>22</b>	- 26.7%	539	<b>448</b>	- 16.9%
Closed Sales	37	<b>27</b>	- 27.0%	418	<b>431</b>	+ 3.1%
Median Sales Price*	\$244,000	<b>\$290,000</b>	+ 18.9%	\$231,500	<b>\$232,500</b>	+ 0.4%
Average Sales Price*	\$347,117	<b>\$437,633</b>	+ 26.1%	\$365,690	<b>\$349,280</b>	- 4.5%
Percent of Original List Price Received*	98.8%	<b>96.7%</b>	- 2.1%	96.8%	<b>96.3%</b>	- 0.5%
Days on Market Until Sale	64	<b>59</b>	- 7.8%	49	<b>53</b>	+ 8.2%
Inventory of Homes for Sale	117	<b>68</b>	- 41.9%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

