

Local Market Update – February 2018

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



Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	96	101	+ 5.2%	174	175	+ 0.6%
Closed Sales	61	45	- 26.2%	92	108	+ 17.4%
Median Sales Price*	\$560,000	\$535,000	- 4.5%	\$502,500	\$535,000	+ 6.5%
Average Sales Price*	\$679,327	\$600,552	- 11.6%	\$643,900	\$608,681	- 5.5%
Percent of Original List Price Received*	93.4%	95.2%	+ 1.9%	93.5%	94.0%	+ 0.5%
Days on Market Until Sale	83	69	- 16.9%	77	64	- 16.9%
Inventory of Homes for Sale	238	194	- 18.5%	--	--	--

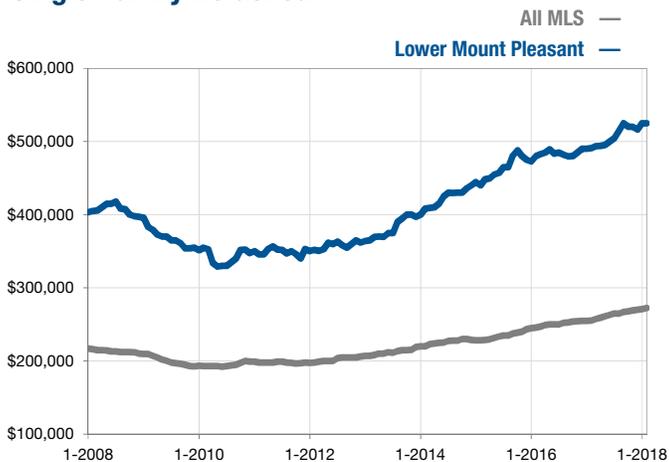
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	34	47	+ 38.2%	78	83	+ 6.4%
Closed Sales	45	16	- 64.4%	74	38	- 48.6%
Median Sales Price*	\$231,000	\$258,500	+ 11.9%	\$236,500	\$224,250	- 5.2%
Average Sales Price*	\$304,590	\$308,844	+ 1.4%	\$329,001	\$318,184	- 3.3%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	97.3%	96.1%	- 1.2%
Days on Market Until Sale	46	49	+ 6.5%	50	58	+ 16.0%
Inventory of Homes for Sale	94	71	- 24.5%	--	--	--

* 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

