

Local Market Update – July 2016

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



Lower Mount Pleasant

Area 42

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	109	109	0.0%	704	757	+ 7.5%
Closed Sales	91	78	- 14.3%	479	526	+ 9.8%
Median Sales Price*	\$485,000	\$505,750	+ 4.3%	\$480,000	\$489,500	+ 2.0%
Average Sales Price*	\$595,918	\$618,960	+ 3.9%	\$577,839	\$603,281	+ 4.4%
Percent of Original List Price Received*	95.2%	95.5%	+ 0.3%	95.5%	95.1%	- 0.4%
Days on Market Until Sale	38	59	+ 55.3%	53	60	+ 13.2%
Inventory of Homes for Sale	262	237	- 9.5%	--	--	--

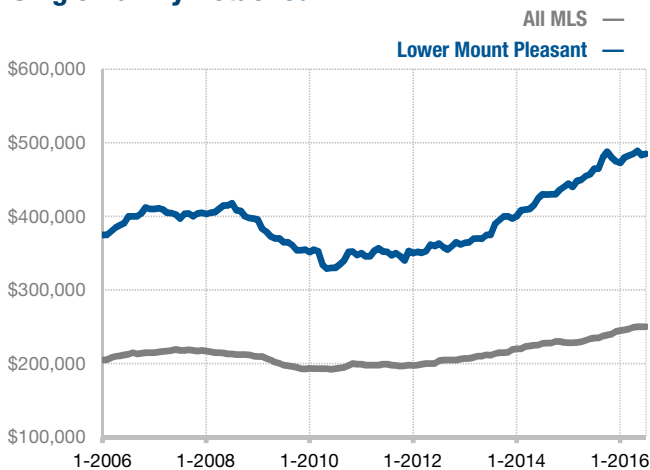
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	48	36	- 25.0%	300	317	+ 5.7%
Closed Sales	37	30	- 18.9%	210	212	+ 1.0%
Median Sales Price*	\$185,000	\$216,750	+ 17.2%	\$199,500	\$225,450	+ 13.0%
Average Sales Price*	\$216,296	\$241,761	+ 11.8%	\$275,043	\$313,845	+ 14.1%
Percent of Original List Price Received*	95.4%	95.8%	+ 0.4%	95.6%	96.7%	+ 1.2%
Days on Market Until Sale	51	37	- 27.5%	48	49	+ 2.1%
Inventory of Homes for Sale	92	105	+ 14.1%	--	--	--

* 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

