

# Local Market Update – February 2018

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



## Upper Mount Pleasant

Area 41

### Single-Family Detached

| Key Metrics                              | February  |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2017      | 2018             | Percent Change | 2017         | 2018             | Percent Change |
| New Listings                             | 139       | <b>138</b>       | - 0.7%         | 287          | <b>244</b>       | - 15.0%        |
| Closed Sales                             | 90        | <b>51</b>        | - 43.3%        | 148          | <b>111</b>       | - 25.0%        |
| Median Sales Price*                      | \$461,000 | <b>\$531,238</b> | + 15.2%        | \$462,225    | <b>\$530,250</b> | + 14.7%        |
| Average Sales Price*                     | \$476,833 | <b>\$581,466</b> | + 21.9%        | \$478,441    | <b>\$585,658</b> | + 22.4%        |
| Percent of Original List Price Received* | 96.4%     | <b>96.4%</b>     | 0.0%           | 96.6%        | <b>96.3%</b>     | - 0.3%         |
| Days on Market Until Sale                | 102       | <b>84</b>        | - 17.6%        | 97           | <b>91</b>        | - 6.2%         |
| Inventory of Homes for Sale              | 433       | <b>371</b>       | - 14.3%        | --           | --               | --             |

\* 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.

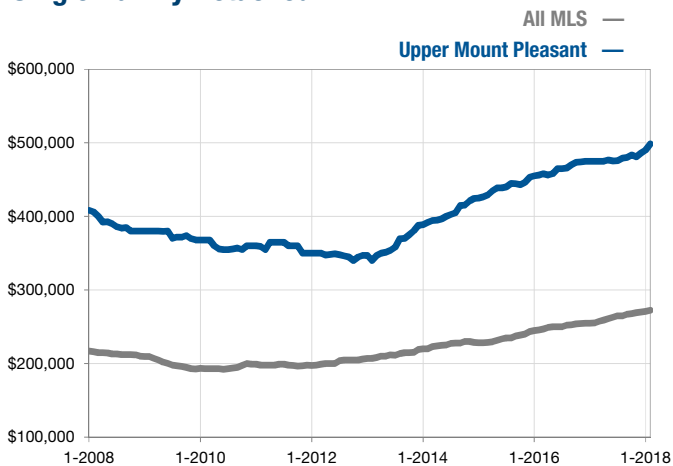
### Townhouse-Condo Attached

| Key Metrics                              | February  |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2017      | 2018             | Percent Change | 2017         | 2018             | Percent Change |
| New Listings                             | 42        | <b>40</b>        | - 4.8%         | 65           | <b>72</b>        | + 10.8%        |
| Closed Sales                             | 22        | <b>14</b>        | - 36.4%        | 36           | <b>32</b>        | - 11.1%        |
| Median Sales Price*                      | \$267,500 | <b>\$350,950</b> | + 31.2%        | \$270,000    | <b>\$323,690</b> | + 19.9%        |
| Average Sales Price*                     | \$285,894 | <b>\$320,700</b> | + 12.2%        | \$284,161    | <b>\$308,171</b> | + 8.4%         |
| Percent of Original List Price Received* | 97.4%     | <b>98.1%</b>     | + 0.7%         | 96.8%        | <b>98.0%</b>     | + 1.2%         |
| Days on Market Until Sale                | 62        | <b>39</b>        | - 37.1%        | 55           | <b>69</b>        | + 25.5%        |
| Inventory of Homes for Sale              | 68        | <b>76</b>        | + 11.8%        | --           | --               | --             |

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

#### Single-Family Detached



#### Townhouse-Condo Attached

