

Local Market Update – February 2018

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



Upper Mount Pleasant

Area 41

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

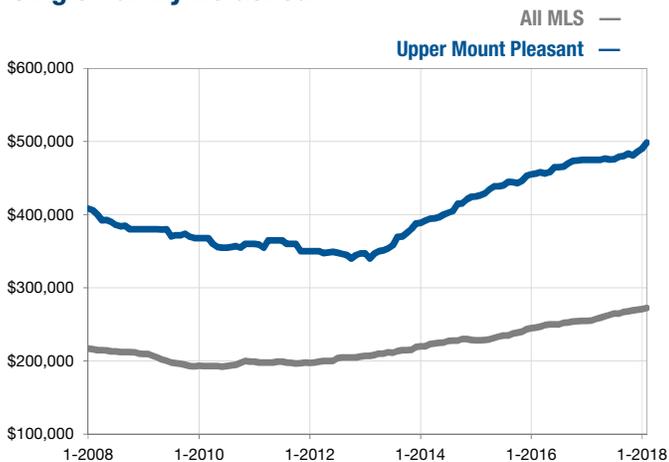
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

* 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

