

Local Market Update – July 2016

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



Upper Mount Pleasant

Area 41

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	142	153	+ 7.7%	959	1,055	+ 10.0%
Closed Sales	137	137	0.0%	630	717	+ 13.8%
Median Sales Price*	\$463,980	\$469,526	+ 1.2%	\$445,000	\$466,415	+ 4.8%
Average Sales Price*	\$508,939	\$523,443	+ 2.8%	\$491,801	\$508,799	+ 3.5%
Percent of Original List Price Received*	97.9%	99.0%	+ 1.1%	97.7%	98.0%	+ 0.3%
Days on Market Until Sale	60	82	+ 36.7%	70	69	- 1.4%
Inventory of Homes for Sale	450	440	- 2.2%	--	--	--

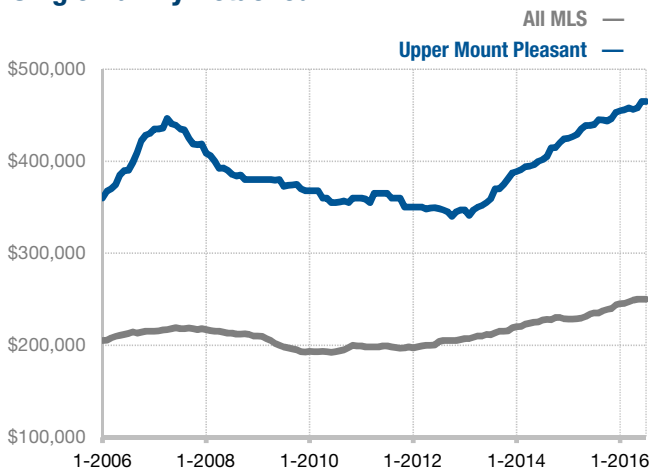
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	46	36	- 21.7%	280	294	+ 5.0%
Closed Sales	47	41	- 12.8%	201	241	+ 19.9%
Median Sales Price*	\$235,000	\$305,000	+ 29.8%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$245,862	\$295,982	+ 20.4%	\$237,575	\$266,576	+ 12.2%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	97.3%	98.1%	+ 0.8%
Days on Market Until Sale	35	35	0.0%	42	44	+ 4.8%
Inventory of Homes for Sale	90	67	- 25.6%	--	--	--

* 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

