

# Local Market Update – July 2018

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	92	<b>73</b>	- 20.7%	784	<b>723</b>	- 7.8%
Closed Sales	92	<b>65</b>	- 29.3%	535	<b>517</b>	- 3.4%
Median Sales Price*	\$544,950	<b>\$577,500</b>	+ 6.0%	\$515,000	<b>\$571,000</b>	+ 10.9%
Average Sales Price*	\$632,336	<b>\$659,600</b>	+ 4.3%	\$642,785	<b>\$674,499</b>	+ 4.9%
Percent of Original List Price Received*	95.5%	<b>95.7%</b>	+ 0.2%	95.4%	<b>95.7%</b>	+ 0.3%
Days on Market Until Sale	40	<b>50</b>	+ 25.0%	55	<b>51</b>	- 7.3%
Inventory of Homes for Sale	288	<b>216</b>	- 25.0%	--	--	--

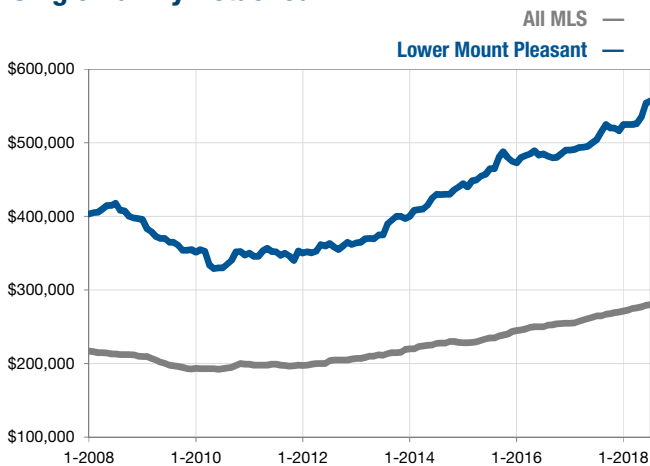
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	32	<b>46</b>	+ 43.8%	308	<b>292</b>	- 5.2%
Closed Sales	50	<b>33</b>	- 34.0%	290	<b>223</b>	- 23.1%
Median Sales Price*	\$216,500	<b>\$243,000</b>	+ 12.2%	\$232,750	<b>\$240,000</b>	+ 3.1%
Average Sales Price*	\$341,128	<b>\$306,967</b>	- 10.0%	\$338,737	<b>\$328,754</b>	- 2.9%
Percent of Original List Price Received*	97.0%	<b>96.5%</b>	- 0.5%	96.6%	<b>96.8%</b>	+ 0.2%
Days on Market Until Sale	36	<b>49</b>	+ 36.1%	55	<b>45</b>	- 18.2%
Inventory of Homes for Sale	77	<b>66</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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

