

# Local Market Update – February 2019

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



## Lower Mount Pleasant

Area 42

Single-Family Detached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	101	<b>114</b>	+ 12.9%	175	<b>199</b>	+ 13.7%
Closed Sales	45	<b>50</b>	+ 11.1%	108	<b>84</b>	- 22.2%
Median Sales Price*	\$535,000	<b>\$690,000</b>	+ 29.0%	\$535,000	<b>\$640,000</b>	+ 19.6%
Average Sales Price*	\$600,552	<b>\$768,560</b>	+ 28.0%	\$608,681	<b>\$720,440</b>	+ 18.4%
Percent of Original List Price Received*	95.2%	<b>91.5%</b>	- 3.9%	94.0%	<b>92.6%</b>	- 1.5%
Days on Market Until Sale	69	<b>92</b>	+ 33.3%	64	<b>79</b>	+ 23.4%
Inventory of Homes for Sale	225	<b>239</b>	+ 6.2%	--	--	--

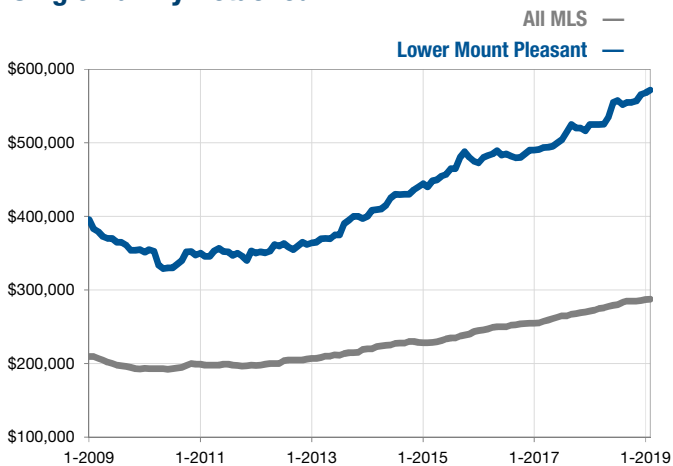
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	48	<b>40</b>	- 16.7%	84	<b>72</b>	- 14.3%
Closed Sales	16	<b>27</b>	+ 68.8%	38	<b>40</b>	+ 5.3%
Median Sales Price*	\$258,500	<b>\$239,500</b>	- 7.4%	\$224,250	<b>\$255,000</b>	+ 13.7%
Average Sales Price*	\$308,844	<b>\$381,794</b>	+ 23.6%	\$318,184	<b>\$401,266</b>	+ 26.1%
Percent of Original List Price Received*	95.8%	<b>95.5%</b>	- 0.3%	96.1%	<b>95.6%</b>	- 0.5%
Days on Market Until Sale	49	<b>54</b>	+ 10.2%	58	<b>55</b>	- 5.2%
Inventory of Homes for Sale	87	<b>93</b>	+ 6.9%	--	--	--

\* 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

