

# Local Market Update – September 2016

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



## Upper Mount Pleasant

Area 41

Single-Family Detached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	120	<b>127</b>	+ 5.8%	1,222	<b>1,308</b>	+ 7.0%
Closed Sales	108	<b>92</b>	- 14.8%	818	<b>911</b>	+ 11.4%
Median Sales Price*	\$450,560	<b>\$509,185</b>	+ 13.0%	\$448,250	<b>\$470,640</b>	+ 5.0%
Average Sales Price*	\$472,350	<b>\$581,435</b>	+ 23.1%	\$489,511	<b>\$515,968</b>	+ 5.4%
Percent of Original List Price Received*	98.3%	<b>97.3%</b>	- 1.0%	97.8%	<b>97.9%</b>	+ 0.1%
Days on Market Until Sale	59	<b>67</b>	+ 13.6%	66	<b>68</b>	+ 3.0%
Inventory of Homes for Sale	481	<b>456</b>	- 5.2%	--	--	--

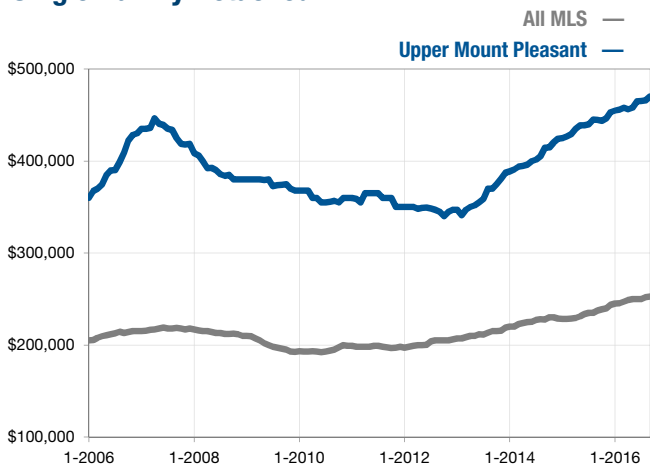
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	32	<b>48</b>	+ 50.0%	355	<b>387</b>	+ 9.0%
Closed Sales	27	<b>45</b>	+ 66.7%	266	<b>325</b>	+ 22.2%
Median Sales Price*	\$248,500	<b>\$315,000</b>	+ 26.8%	\$234,950	<b>\$250,000</b>	+ 6.4%
Average Sales Price*	\$268,656	<b>\$299,255</b>	+ 11.4%	\$243,369	<b>\$271,226</b>	+ 11.4%
Percent of Original List Price Received*	97.9%	<b>99.3%</b>	+ 1.4%	97.7%	<b>98.3%</b>	+ 0.6%
Days on Market Until Sale	27	<b>35</b>	+ 29.6%	43	<b>43</b>	0.0%
Inventory of Homes for Sale	88	<b>77</b>	- 12.5%	--	--	--

\* 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

