

FUTURE PRICE PREDICTIONS

The chart below is an attempt to look at where prices are going in the immediate future. It compares the last 2 months of sales to what is currently under contract(AC/P). What is currently under contract seems to represent roughly the next 2 months of sales. It assumes that those properties under contract will sell for 98% of their current LIST price.

MLS areas	# solds 2/1/22-3/31/22	Median Sales Price	Current # of AC/P 04/14/22	Median AC/P LIST Price	98% of Med AC/P LIST Price	Probable
						% change in Sales Price
11,12,13	342	\$399,000	333	\$412,000	\$403,760	1.2%
21	142	\$461,000	128	\$549,500	\$538,510	16.8%
23	140	\$531,000	167	\$550,000	\$539,000	1.5%
31,32	263	\$270,000	205	\$299,000	\$293,020	8.5%
51	125	\$835,000	94	\$913,000	\$894,740	7.2%
41,42	378	\$687,000	407	\$799,000	\$783,020	14.0%
61-64	602	\$344,000	572	\$361,000	\$353,780	2.8%
71-76	1032	\$352,650	1176	\$390,000	\$382,200	8.4%
11-78	3384	\$386,000	3400	\$425,000	\$416,500	7.9%

11,12,13	West Ashley
21	James Island
23	Johns Island
31,32	North Charleston
41,42	Mt. Pleasant
51	Peninsula south of Crosstown
61-64	Summerville/Ladson
71-76	Hanahan/Goose Creek/Moncks Corner
11-78	Tri-County