

# Local Market Update – February 2017

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	22	<b>23</b>	+ 4.5%	36	<b>44</b>	+ 22.2%
Closed Sales	15	<b>14</b>	- 6.7%	19	<b>23</b>	+ 21.1%
Median Sales Price*	\$281,000	<b>\$328,500</b>	+ 16.9%	\$336,000	<b>\$390,000</b>	+ 16.1%
Average Sales Price*	\$332,287	<b>\$383,576</b>	+ 15.4%	\$383,241	<b>\$413,220</b>	+ 7.8%
Percent of Original List Price Received*	92.2%	<b>90.2%</b>	- 2.2%	93.5%	<b>91.4%</b>	- 2.2%
Days on Market Until Sale	58	<b>115</b>	+ 98.3%	49	<b>89</b>	+ 81.6%
Inventory of Homes for Sale	42	<b>35</b>	- 16.7%	--	--	--

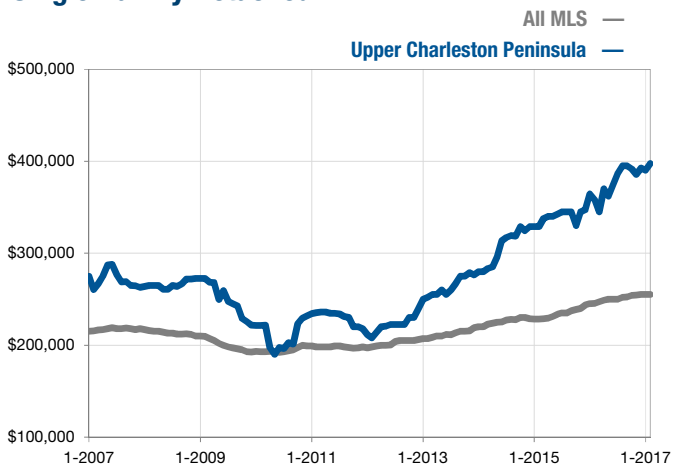
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	7	<b>5</b>	- 28.6%	13	<b>11</b>	- 15.4%
Closed Sales	1	<b>2</b>	+ 100.0%	3	<b>4</b>	+ 33.3%
Median Sales Price*	\$237,900	<b>\$381,000</b>	+ 60.2%	\$340,000	<b>\$347,000</b>	+ 2.1%
Average Sales Price*	\$237,900	<b>\$381,000</b>	+ 60.2%	\$307,633	<b>\$345,625</b>	+ 12.3%
Percent of Original List Price Received*	100.0%	<b>97.2%</b>	- 2.8%	98.6%	<b>96.3%</b>	- 2.3%
Days on Market Until Sale	0	<b>44</b>	--	57	<b>47</b>	- 17.5%
Inventory of Homes for Sale	13	<b>10</b>	- 23.1%	--	--	--

\* 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

