

Local Market Update – July 2017

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



Downtown Charleston

Area 51

| Single-Family Detached | July | | | Year to Date | | |
|--|-----------|--------------------|----------------|--------------|--------------------|----------------|
| | 2016 | 2017 | Percent Change | 2016 | 2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 20 | + 25.0% | 194 | 183 | - 5.7% |
| Closed Sales | 16 | 24 | + 50.0% | 126 | 157 | + 24.6% |
| Median Sales Price* | \$653,250 | \$781,650 | + 19.7% | \$749,500 | \$900,000 | + 20.1% |
| Average Sales Price* | \$989,941 | \$1,353,523 | + 36.7% | \$1,188,071 | \$1,316,297 | + 10.8% |
| Percent of Original List Price Received* | 94.9% | 90.8% | - 4.3% | 92.7% | 92.8% | + 0.1% |
| Days on Market Until Sale | 31 | 78 | + 151.6% | 86 | 100 | + 16.3% |
| Inventory of Homes for Sale | 118 | 96 | - 18.6% | -- | -- | -- |

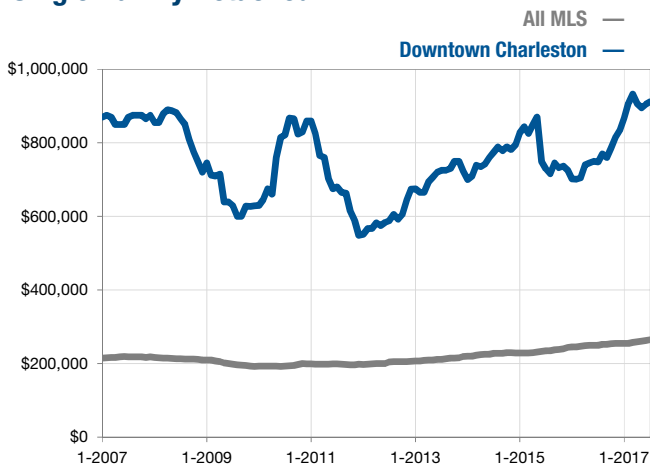
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | July | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | 2016 | 2017 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 19 | - 9.5% | 194 | 202 | + 4.1% |
| Closed Sales | 21 | 21 | 0.0% | 129 | 133 | + 3.1% |
| Median Sales Price* | \$429,000 | \$520,000 | + 21.2% | \$500,000 | \$550,000 | + 10.0% |
| Average Sales Price* | \$510,095 | \$680,976 | + 33.5% | \$613,391 | \$676,559 | + 10.3% |
| Percent of Original List Price Received* | 96.3% | 93.3% | - 3.1% | 93.9% | 93.8% | - 0.1% |
| Days on Market Until Sale | 64 | 69 | + 7.8% | 113 | 93 | - 17.7% |
| Inventory of Homes for Sale | 115 | 95 | - 17.4% | -- | -- | -- |

* 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

