

# Local Market Update – August 2014

A RESEARCH TOOL PROVIDED BY THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS®



## Downtown Charleston

Area 51

**- 26.7%**

Change in  
New Listings  
All Properties

**- 17.9%**

Change in  
Closed Sales  
All Properties

**- 5.0%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	23	17	- 26.1%	229	244	+ 6.6%
Closed Sales	20	18	- 10.0%	129	156	+ 20.9%
Median Sales Price*	\$750,000	<b>\$775,000</b>	+ 3.3%	\$710,000	<b>\$825,000</b>	+ 16.2%
Average Sales Price*	\$920,125	<b>\$979,944</b>	+ 6.5%	\$1,012,445	<b>\$1,148,347</b>	+ 13.4%
Percent of Original List Price Received*	91.6%	<b>90.9%</b>	- 0.8%	90.8%	<b>92.7%</b>	+ 2.1%
Days on Market Until Sale	101	<b>142</b>	+ 40.3%	132	<b>124</b>	- 6.6%
Inventory of Homes for Sale	160	<b>156</b>	- 2.5%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

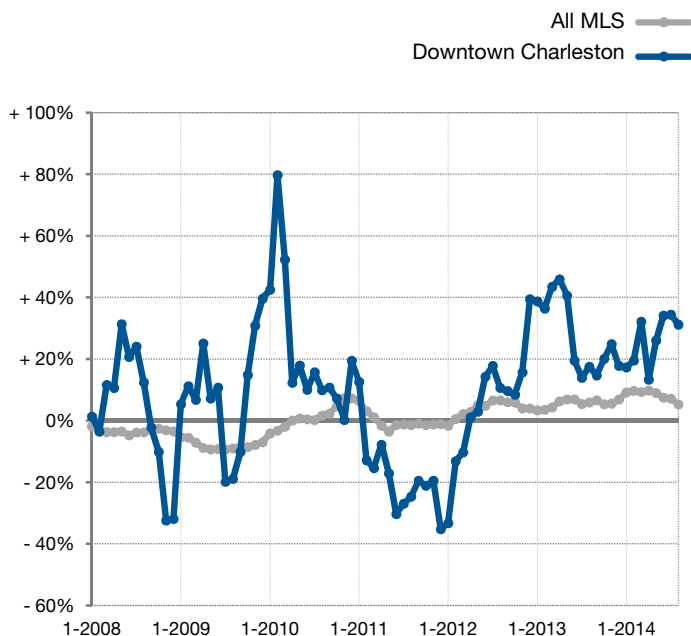
### Townhouse-Condo Attached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	22	16	- 27.3%	196	215	+ 9.7%
Closed Sales	19	14	- 26.3%	152	128	- 15.8%
Median Sales Price*	\$375,000	<b>\$523,500</b>	+ 39.6%	\$390,000	<b>\$502,500</b>	+ 28.8%
Average Sales Price*	\$556,333	<b>\$548,107</b>	- 1.5%	\$533,715	<b>\$627,991</b>	+ 17.7%
Percent of Original List Price Received*	91.2%	<b>95.7%</b>	+ 4.9%	90.1%	<b>92.8%</b>	+ 2.9%
Days on Market Until Sale	158	<b>50</b>	-68.1%	167	<b>106</b>	- 36.3%
Inventory of Homes for Sale	139	<b>128</b>	- 7.9%	--	--	--

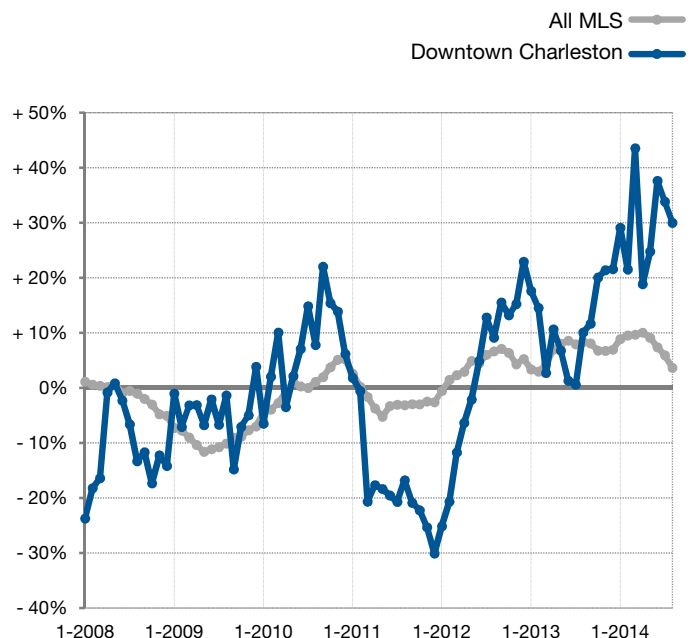
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

#### Single-Family Detached



#### Townhouse-Condo Attached



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Charleston Trident Association of REALTORS® MLS. | Sponsored by South Carolina REALTORS®. Powered by 10K Research and Marketing. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.