

Local Market Update – July 2014

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



Downtown Charleston

Area 51

- 7.7%

Change in
New Listings
All Properties

- 8.7%

Change in
Closed Sales
All Properties

- 1.7%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	28	19	- 32.1%	206	226	+ 9.7%
Closed Sales	24	24	0.0%	109	136	+ 24.8%
Median Sales Price*	\$683,500	\$806,000	+ 17.9%	\$685,000	\$825,000	+ 20.4%
Average Sales Price*	\$806,438	\$1,215,367	+ 50.7%	\$1,029,385	\$1,182,229	+ 14.8%
Percent of Original List Price Received*	91.8%	93.7%	+ 2.1%	90.7%	93.0%	+ 2.5%
Days on Market Until Sale	133	91	- 31.5%	138	117	- 15.6%
Inventory of Homes for Sale	162	161	- 0.6%	--	--	--

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

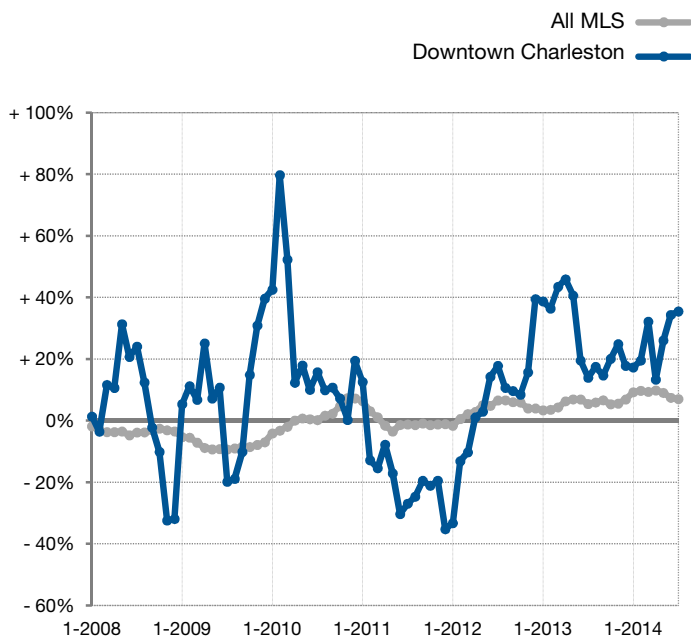
Townhouse-Condo Attached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	24	29	+ 20.8%	174	197	+ 13.2%
Closed Sales	22	18	- 18.2%	133	114	- 14.3%
Median Sales Price*	\$368,750	\$443,000	+ 20.1%	\$390,000	\$500,000	+ 28.2%
Average Sales Price*	\$514,723	\$538,256	+ 4.6%	\$530,654	\$637,801	+ 20.2%
Percent of Original List Price Received*	93.7%	93.7%	+ 0.0%	89.9%	92.4%	+ 2.7%
Days on Market Until Sale	186	98	-47.6%	168	113	- 32.6%
Inventory of Homes for Sale	133	129	- 3.0%	--	--	--

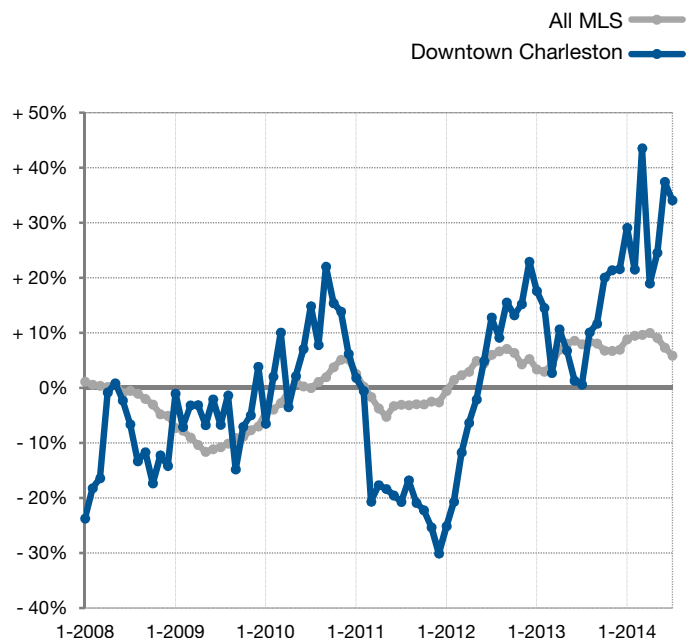
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.