

# Local Market Update – August 2014

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



## Upper Charleston Peninsula

Area 52

**- 12.0%**

**+ 66.7%**

**- 27.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	25	21	- 16.0%	169	157	- 7.1%
Closed Sales	8	18	+ 125.0%	138	142	+ 2.9%
Median Sales Price*	\$430,750	<b>\$324,250</b>	- 24.7%	\$275,000	<b>\$325,000</b>	+ 18.2%
Average Sales Price*	\$410,500	<b>\$333,067</b>	- 18.9%	\$282,763	<b>\$330,967</b>	+ 17.0%
Percent of Original List Price Received*	92.6%	<b>95.4%</b>	+ 3.0%	93.9%	<b>94.1%</b>	+ 0.2%
Days on Market Until Sale	50	65	+ 32.2%	88	74	- 15.8%
Inventory of Homes for Sale	70	49	- 30.0%	--	--	--

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

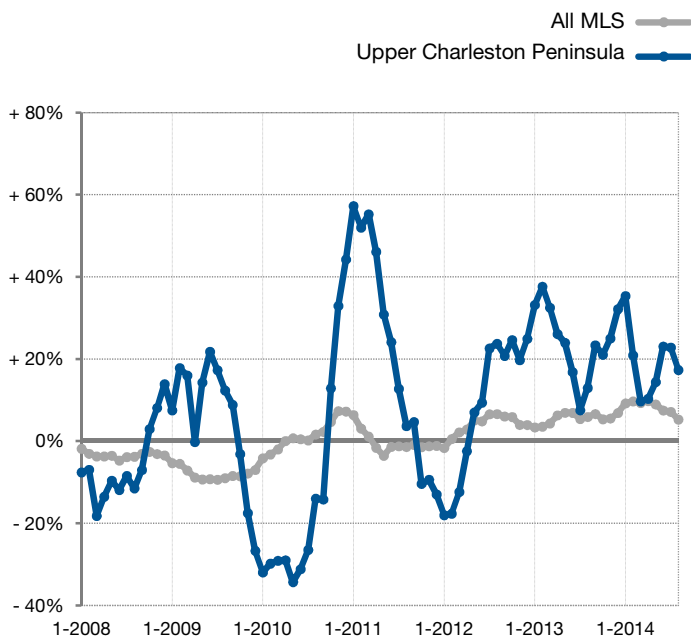
### Townhouse-Condo Attached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	0	1	--	18	30	+ 66.7%
Closed Sales	4	2	- 50.0%	14	20	+ 42.9%
Median Sales Price*	\$248,500	<b>\$322,250</b>	+ 29.7%	\$248,500	<b>\$325,000</b>	+ 30.8%
Average Sales Price*	\$236,000	<b>\$322,250</b>	+ 36.5%	\$268,475	<b>\$365,711</b>	+ 36.2%
Percent of Original List Price Received*	103.7%	<b>93.8%</b>	- 9.6%	90.3%	<b>94.0%</b>	+ 4.1%
Days on Market Until Sale	296	30	-90.0%	117	50	- 57.1%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--

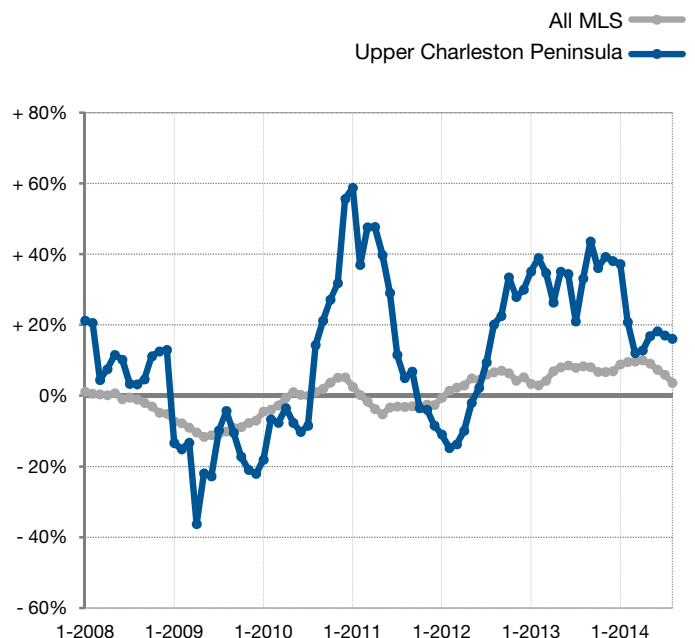
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.