

Local Market Update – July 2014

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



Upper Charleston Peninsula

Area 52

- 11.5%

Change in
New Listings
All Properties

- 8.3%

Change in
Closed Sales
All Properties

- 22.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	24	19	- 20.8%	144	138	- 4.2%
Closed Sales	23	19	- 17.4%	130	124	- 4.6%
Median Sales Price*	\$283,500	\$319,000	+ 12.5%	\$270,000	\$327,000	+ 21.1%
Average Sales Price*	\$296,130	\$309,942	+ 4.7%	\$274,841	\$330,660	+ 20.3%
Percent of Original List Price Received*	96.2%	91.9%	- 4.5%	94.0%	93.9%	- 0.1%
Days on Market Until Sale	84	85	+ 1.7%	90	75	- 16.6%
Inventory of Homes for Sale	67	44	- 34.3%	--	--	--

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

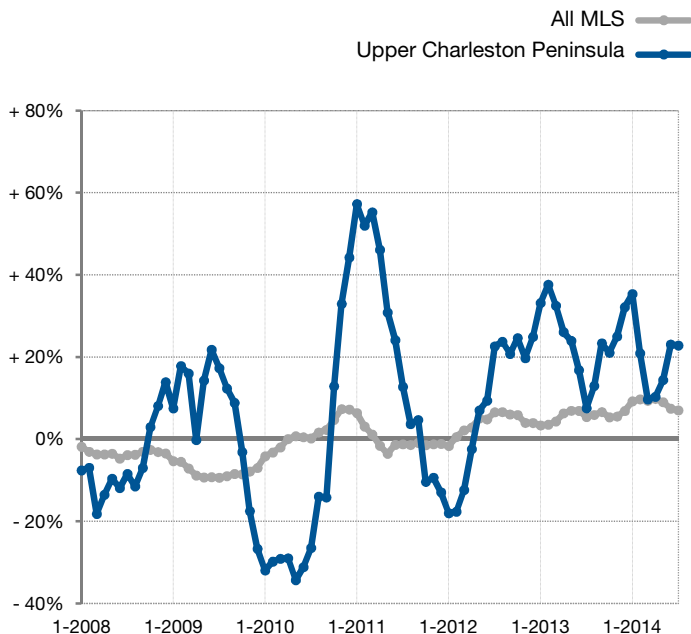
Townhouse-Condo Attached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	2	4	+ 100.0%	18	29	+ 61.1%
Closed Sales	1	3	+ 200.0%	10	18	+ 80.0%
Median Sales Price*	\$392,500	\$210,000	- 46.5%	\$262,500	\$325,000	+ 23.8%
Average Sales Price*	\$392,500	\$253,000	- 35.5%	\$281,465	\$370,824	+ 31.7%
Percent of Original List Price Received*	89.4%	92.7%	+ 3.7%	85.0%	94.1%	+ 10.7%
Days on Market Until Sale	109	102	-6.4%	63	53	- 16.3%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--

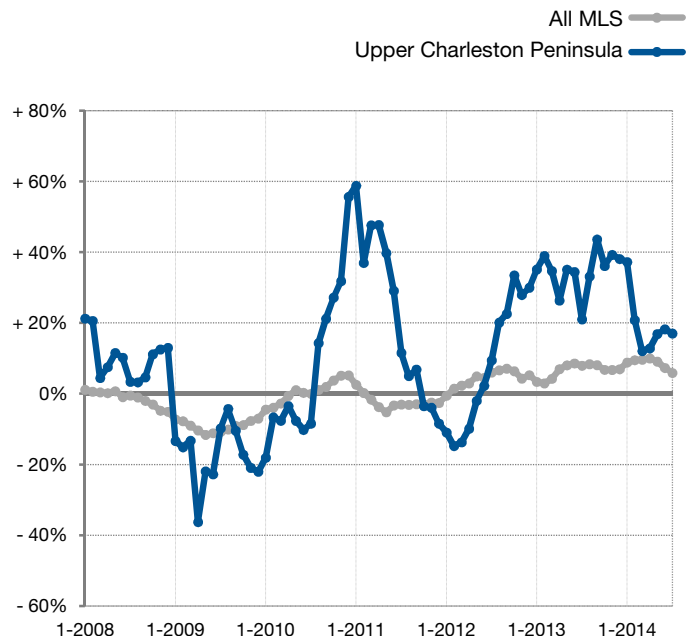
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.