

# Local Market Update – September 2014

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



## Downtown Charleston

Area 51

**- 21.3%**

Change in  
New Listings  
All Properties

**- 26.5%**

Change in  
Closed Sales  
All Properties

**- 7.8%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	21	21	0.0%	250	265	+ 6.0%
Closed Sales	17	11	- 35.3%	146	167	+ 14.4%
Median Sales Price*	\$748,750	<b>\$571,000</b>	- 23.7%	\$722,500	<b>\$789,000</b>	+ 9.2%
Average Sales Price*	\$907,544	<b>\$961,169</b>	+ 5.9%	\$1,000,231	<b>\$1,136,018</b>	+ 13.6%
Percent of Original List Price Received*	91.0%	<b>92.2%</b>	+ 1.3%	90.9%	<b>92.7%</b>	+ 2.0%
Days on Market Until Sale	105	118	+ 12.3%	129	123	- 4.5%
Inventory of Homes for Sale	157	151	- 3.8%	--	--	--

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

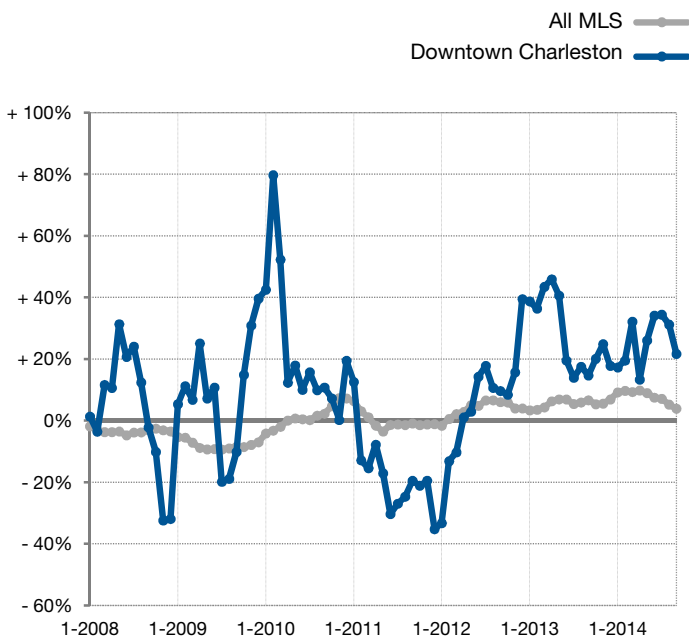
### Townhouse-Condo Attached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	26	16	- 38.5%	222	231	+ 4.1%
Closed Sales	17	14	- 17.6%	169	142	- 16.0%
Median Sales Price*	\$377,500	<b>\$510,000</b>	+ 35.1%	\$387,500	<b>\$505,000</b>	+ 30.3%
Average Sales Price*	\$457,382	<b>\$605,143</b>	+ 32.3%	\$525,991	<b>\$625,738</b>	+ 19.0%
Percent of Original List Price Received*	93.0%	<b>94.5%</b>	+ 1.6%	90.4%	<b>92.9%</b>	+ 2.8%
Days on Market Until Sale	125	136	+8.2%	162	109	- 32.8%
Inventory of Homes for Sale	136	119	- 12.5%	--	--	--

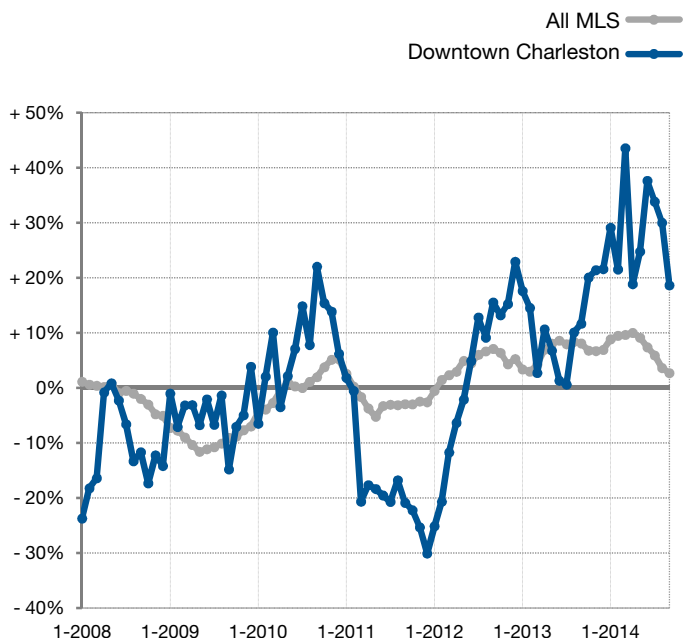
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.