

Local Market Update – September 2014

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



Upper Charleston Peninsula

Area 52

- 21.2%

Change in
New Listings
All Properties

- 26.1%

Change in
Closed Sales
All Properties

- 31.7%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	22	19	- 13.6%	191	177	- 7.3%
Closed Sales	21	10	- 52.4%	159	152	- 4.4%
Median Sales Price*	\$399,000	\$364,500	- 8.6%	\$286,666	\$327,000	+ 14.1%
Average Sales Price*	\$359,310	\$367,775	+ 2.4%	\$292,937	\$333,405	+ 13.8%
Percent of Original List Price Received*	95.2%	95.2%	+ 0.0%	94.1%	94.2%	+ 0.1%
Days on Market Until Sale	68	105	+ 54.0%	86	76	- 10.9%
Inventory of Homes for Sale	71	53	- 25.4%	--	--	--

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

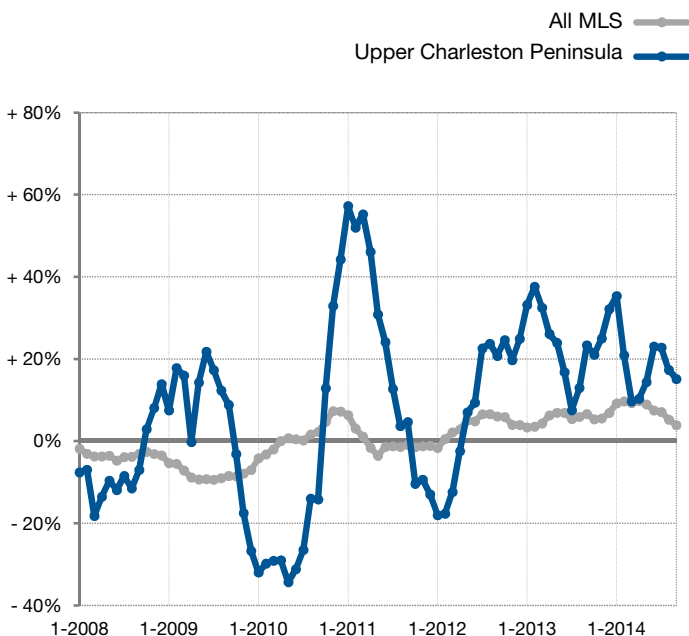
Townhouse-Condo Attached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	11	7	- 36.4%	29	37	+ 27.6%
Closed Sales	2	7	+ 250.0%	16	27	+ 68.8%
Median Sales Price*	\$308,500	\$293,000	- 5.0%	\$248,500	\$309,000	+ 24.3%
Average Sales Price*	\$308,500	\$396,786	+ 28.6%	\$273,478	\$374,077	+ 36.8%
Percent of Original List Price Received*	85.4%	95.4%	+ 11.7%	89.7%	94.4%	+ 5.3%
Days on Market Until Sale	62	73	+ 18.2%	109	56	- 48.4%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--

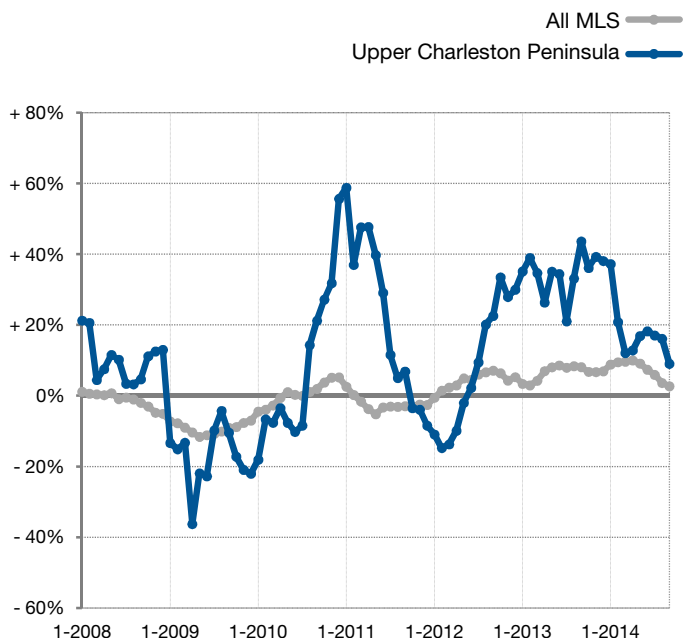
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.