

Local Market Update – November 2014

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Downtown Charleston

Area 51

Single-Family Detached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	15	8	- 46.7%	295	308	+ 4.4%
Closed Sales	13	6	- 53.8%	183	193	+ 5.5%
Median Sales Price*	\$1,225,000	\$870,000	- 29.0%	\$735,000	\$825,000	+ 12.2%
Average Sales Price*	\$1,158,073	\$830,017	- 28.3%	\$1,005,588	\$1,137,682	+ 13.1%
Percent of Original List Price Received*	96.1%	94.9%	- 1.3%	91.2%	93.2%	+ 2.1%
Days on Market Until Sale	206	64	- 69.0%	135	116	- 13.8%
Inventory of Homes for Sale	159	123	- 22.6%	--	--	--

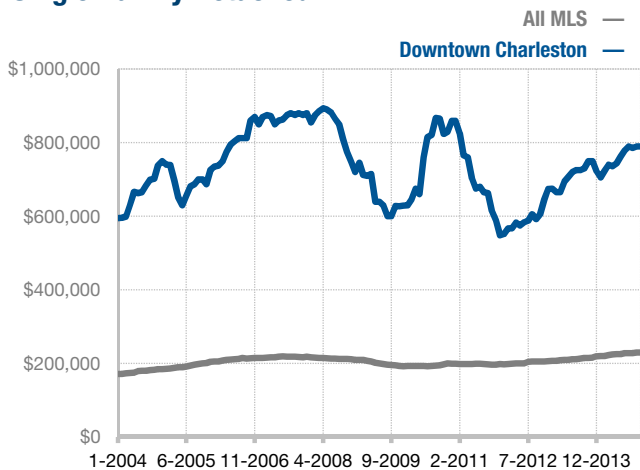
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	20	16	- 20.0%	270	276	+ 2.2%
Closed Sales	15	8	- 46.7%	195	169	- 13.3%
Median Sales Price*	\$410,000	\$517,500	+ 26.2%	\$401,250	\$500,000	+ 24.6%
Average Sales Price*	\$425,865	\$511,250	+ 20.0%	\$547,800	\$633,875	+ 15.7%
Percent of Original List Price Received*	91.5%	94.4%	+ 3.3%	90.5%	93.3%	+ 3.1%
Days on Market Until Sale	104	132	+ 27.4%	172	115	- 32.9%
Inventory of Homes for Sale	144	116	- 19.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

