

Local Market Update – November 2014

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	14	16	+ 14.3%	230	216	- 6.1%
Closed Sales	6	14	+ 133.3%	190	183	- 3.7%
Median Sales Price*	\$306,950	\$237,600	- 22.6%	\$280,000	\$329,000	+ 17.5%
Average Sales Price*	\$281,187	\$298,070	+ 6.0%	\$285,839	\$335,833	+ 17.5%
Percent of Original List Price Received*	98.3%	102.4%	+ 4.2%	94.9%	94.7%	- 0.2%
Days on Market Until Sale	67	97	+ 45.8%	89	86	- 3.4%
Inventory of Homes for Sale	73	51	- 30.1%	--	--	--

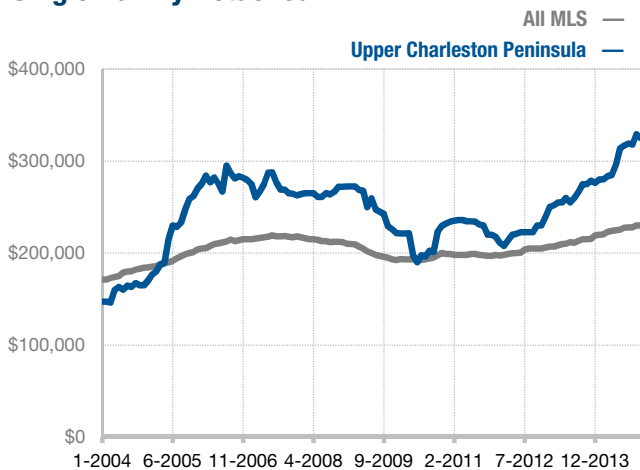
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	33	42	+ 27.3%
Closed Sales	2	1	- 50.0%	22	30	+ 36.4%
Median Sales Price*	\$355,000	\$315,000	- 11.3%	\$220,000	\$315,000	+ 43.2%
Average Sales Price*	\$355,000	\$315,000	- 11.3%	\$260,257	\$367,362	+ 41.2%
Percent of Original List Price Received*	81.2%	86.3%	+ 6.3%	90.4%	93.7%	+ 3.7%
Days on Market Until Sale	142	0	- 100.0%	106	57	- 46.0%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--

* 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

