

Local Market Update – December 2014

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



Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	7	10	+ 42.9%	302	318	+ 5.3%
Closed Sales	15	15	0.0%	198	210	+ 6.1%
Median Sales Price*	\$670,000	\$740,000	+ 10.4%	\$722,500	\$797,000	+ 10.3%
Average Sales Price*	\$779,091	\$851,488	+ 9.3%	\$988,429	\$1,110,429	+ 12.3%
Percent of Original List Price Received*	88.1%	95.0%	+ 7.9%	91.0%	93.2%	+ 2.4%
Days on Market Until Sale	162	111	- 31.6%	137	118	- 13.9%
Inventory of Homes for Sale	146	112	- 23.3%	--	--	--

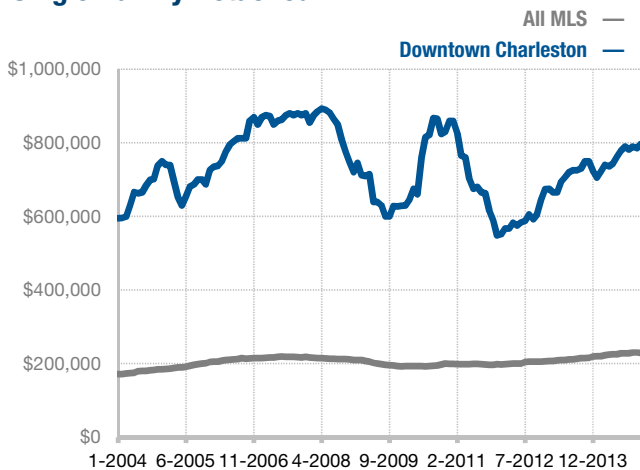
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	8	21	+ 162.5%	278	298	+ 7.2%
Closed Sales	16	15	- 6.3%	211	184	- 12.8%
Median Sales Price*	\$505,000	\$400,000	- 20.8%	\$413,044	\$499,500	+ 20.9%
Average Sales Price*	\$734,525	\$676,167	- 7.9%	\$562,164	\$637,323	+ 13.4%
Percent of Original List Price Received*	92.2%	91.3%	- 1.0%	90.7%	93.2%	+ 2.8%
Days on Market Until Sale	162	130	- 19.9%	171	117	- 32.0%
Inventory of Homes for Sale	127	111	- 12.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

