

# Local Market Update – February 2015

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



## Downtown Charleston

Area 51

Single-Family Detached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	35	<b>26</b>	- 25.7%	55	<b>54</b>	- 1.8%
Closed Sales	12	<b>14</b>	+ 16.7%	24	<b>28</b>	+ 16.7%
Median Sales Price*	\$521,750	<b>\$700,000</b>	+ 34.2%	\$595,250	<b>\$900,000</b>	+ 51.2%
Average Sales Price*	\$825,708	<b>\$919,000</b>	+ 11.3%	\$946,625	<b>\$1,158,357</b>	+ 22.4%
Percent of Original List Price Received*	89.0%	<b>94.6%</b>	+ 6.3%	90.0%	<b>94.1%</b>	+ 4.6%
Days on Market Until Sale	122	<b>52</b>	- 57.7%	119	<b>84</b>	- 28.9%
Inventory of Homes for Sale	151	<b>122</b>	- 19.2%	--	--	--

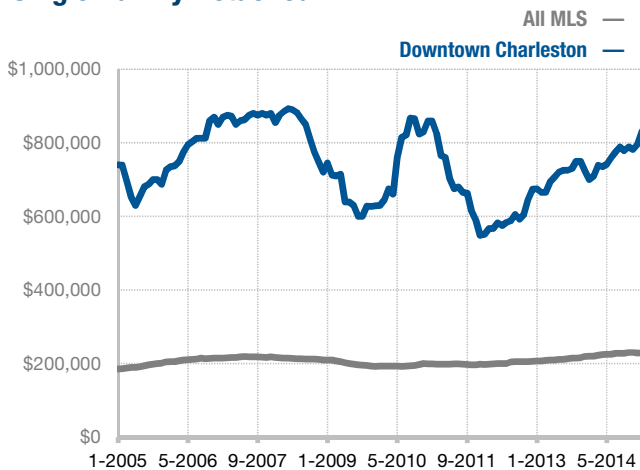
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>20</b>	- 28.6%	52	<b>42</b>	- 19.2%
Closed Sales	11	<b>9</b>	- 18.2%	17	<b>22</b>	+ 29.4%
Median Sales Price*	\$545,000	<b>\$621,000</b>	+ 13.9%	\$565,000	<b>\$545,000</b>	- 3.5%
Average Sales Price*	\$708,182	<b>\$771,556</b>	+ 8.9%	\$837,941	<b>\$767,227</b>	- 8.4%
Percent of Original List Price Received*	89.5%	<b>95.9%</b>	+ 7.1%	89.6%	<b>94.4%</b>	+ 5.4%
Days on Market Until Sale	132	<b>45</b>	- 66.2%	173	<b>71</b>	- 58.9%
Inventory of Homes for Sale	131	<b>109</b>	- 16.8%	--	--	--

\* 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

