

Local Market Update – February 2015

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	19	11	- 42.1%	33	26	- 21.2%
Closed Sales	10	13	+ 30.0%	22	22	0.0%
Median Sales Price*	\$280,000	\$261,000	- 6.8%	\$306,500	\$270,000	- 11.9%
Average Sales Price*	\$288,635	\$291,692	+ 1.1%	\$312,739	\$303,957	- 2.8%
Percent of Original List Price Received*	95.5%	95.6%	+ 0.2%	93.9%	94.7%	+ 0.8%
Days on Market Until Sale	119	70	- 41.0%	99	57	- 41.8%
Inventory of Homes for Sale	75	35	- 53.3%	--	--	--

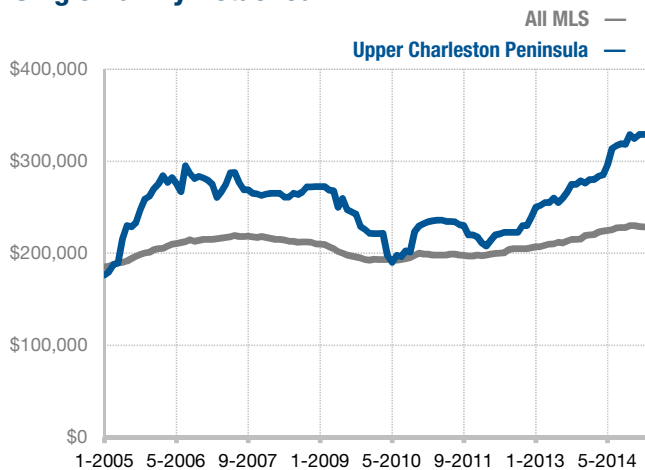
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	7	4	- 42.9%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$418,000	\$610,500	+ 46.1%	\$634,000	\$190,000	- 70.0%
Average Sales Price*	\$418,000	\$610,500	+ 46.1%	\$634,000	\$298,000	- 53.0%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	99.2%	92.0%	- 7.3%
Days on Market Until Sale	133	0	- 100.0%	67	10	- 85.0%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--

* 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

