

# Local Market Update – March 2015

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>29</b>	+ 3.6%	61	<b>55</b>	- 9.8%
Closed Sales	12	<b>18</b>	+ 50.0%	34	<b>40</b>	+ 17.6%
Median Sales Price*	\$297,000	<b>\$409,000</b>	+ 37.7%	\$306,500	<b>\$362,450</b>	+ 18.3%
Average Sales Price*	\$320,951	<b>\$379,272</b>	+ 18.2%	\$315,637	<b>\$337,849</b>	+ 7.0%
Percent of Original List Price Received*	92.1%	<b>93.7%</b>	+ 1.7%	93.3%	<b>94.2%</b>	+ 1.0%
Days on Market Until Sale	75	<b>75</b>	+ 0.6%	90	<b>66</b>	- 27.5%
Inventory of Homes for Sale	68	<b>39</b>	- 42.6%	--	--	--

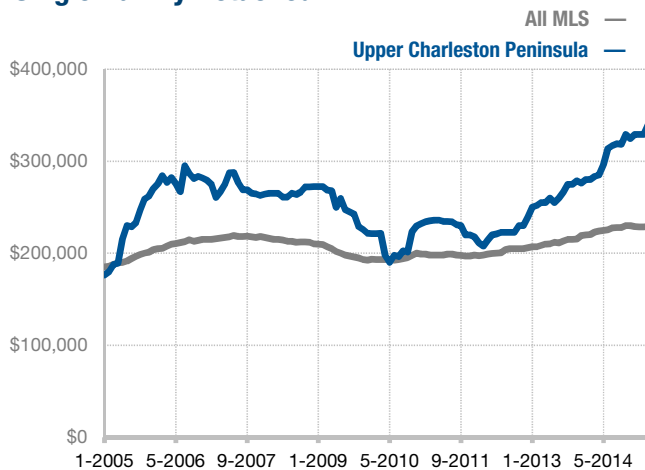
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	7	<b>3</b>	- 57.1%	14	<b>7</b>	- 50.0%
Closed Sales	5	<b>2</b>	- 60.0%	7	<b>5</b>	- 28.6%
Median Sales Price*	\$216,500	<b>\$269,500</b>	+ 24.5%	\$400,000	<b>\$249,000</b>	- 37.8%
Average Sales Price*	\$282,700	<b>\$269,500</b>	- 4.7%	\$383,071	<b>\$286,600</b>	- 25.2%
Percent of Original List Price Received*	96.0%	<b>83.3%</b>	- 13.2%	96.9%	<b>88.5%</b>	- 8.7%
Days on Market Until Sale	33	<b>565</b>	+ 1,622.6%	42	<b>149</b>	+ 250.6%
Inventory of Homes for Sale	39	<b>17</b>	- 56.4%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

