

Local Market Update – April 2015

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



Downtown Charleston

Area 51

Single-Family Detached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	70	25	- 64.3%	155	120	- 22.6%
Closed Sales	22	21	- 4.5%	66	65	- 1.5%
Median Sales Price*	\$645,000	\$550,000	- 14.7%	\$660,000	\$725,000	+ 9.8%
Average Sales Price*	\$768,200	\$828,624	+ 7.9%	\$940,599	\$978,832	+ 4.1%
Percent of Original List Price Received*	93.7%	91.1%	- 2.8%	92.1%	93.2%	+ 1.2%
Days on Market Until Sale	158	82	- 48.2%	132	86	- 35.0%
Inventory of Homes for Sale	179	119	- 33.5%	--	--	--

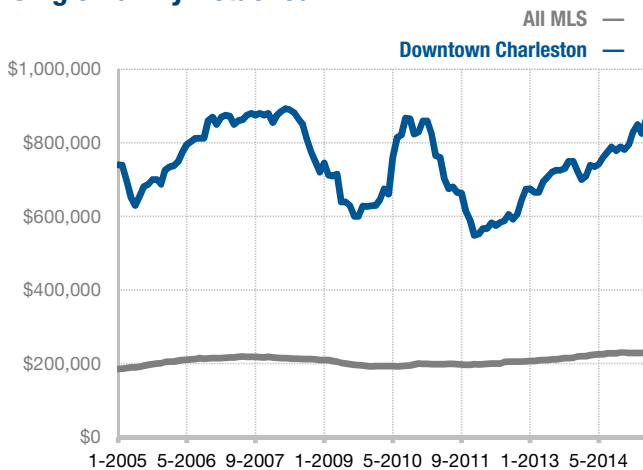
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	37	24	- 35.1%	123	94	- 23.6%
Closed Sales	16	13	- 18.8%	52	59	+ 13.5%
Median Sales Price*	\$388,750	\$450,000	+ 15.8%	\$593,000	\$495,000	- 16.5%
Average Sales Price*	\$449,969	\$495,208	+ 10.1%	\$711,373	\$631,029	- 11.3%
Percent of Original List Price Received*	91.7%	93.7%	+ 2.1%	91.5%	94.2%	+ 3.0%
Days on Market Until Sale	169	86	- 49.2%	149	111	- 25.7%
Inventory of Homes for Sale	147	113	- 23.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

