

# Local Market Update – April 2015

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	24	14	- 41.7%	85	69	- 18.8%
Closed Sales	22	22	0.0%	56	62	+ 10.7%
Median Sales Price*	\$305,000	<b>\$300,250</b>	- 1.6%	\$305,000	<b>\$315,000</b>	+ 3.3%
Average Sales Price*	\$312,929	<b>\$333,641</b>	+ 6.6%	\$314,603	<b>\$336,356</b>	+ 6.9%
Percent of Original List Price Received*	95.6%	<b>97.0%</b>	+ 1.4%	94.2%	<b>95.2%</b>	+ 1.1%
Days on Market Until Sale	99	47	- 52.4%	94	59	- 37.0%
Inventory of Homes for Sale	62	31	- 50.0%	--	--	--

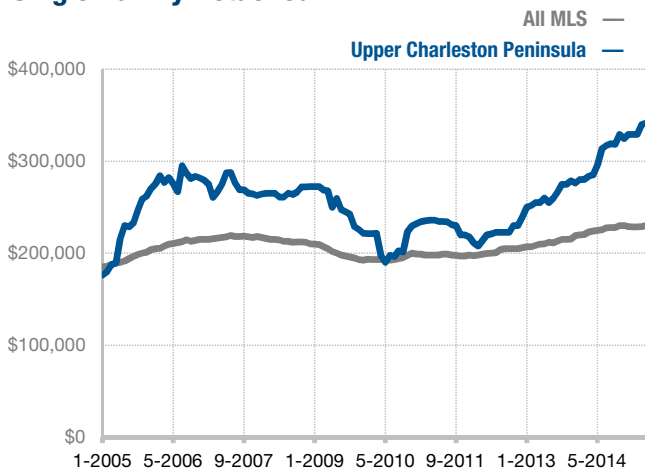
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	17	12	- 29.4%
Closed Sales	2	2	0.0%	9	7	- 22.2%
Median Sales Price*	\$281,750	<b>\$355,000</b>	+ 26.0%	\$325,000	<b>\$290,000</b>	- 10.8%
Average Sales Price*	\$281,750	<b>\$355,000</b>	+ 26.0%	\$360,556	<b>\$306,143</b>	- 15.1%
Percent of Original List Price Received*	97.7%	<b>99.4%</b>	+ 1.7%	97.1%	<b>91.6%</b>	- 5.7%
Days on Market Until Sale	8	70	+ 775.0%	35	123	+ 252.2%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--

\* 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

