

# Local Market Update – August 2015

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	August			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>25</b>	+ 19.0%	161	<b>146</b>	- 9.3%
Closed Sales	19	<b>15</b>	- 21.1%	145	<b>138</b>	- 4.8%
Median Sales Price*	\$325,000	<b>\$345,000</b>	+ 6.2%	\$326,000	<b>\$345,000</b>	+ 5.8%
Average Sales Price*	\$350,905	<b>\$416,147</b>	+ 18.6%	\$333,704	<b>\$356,380</b>	+ 6.8%
Percent of Original List Price Received*	95.6%	<b>90.8%</b>	- 5.0%	94.2%	<b>94.9%</b>	+ 0.7%
Days on Market Until Sale	70	<b>50</b>	- 28.6%	84	<b>56</b>	- 33.3%
Inventory of Homes for Sale	52	<b>29</b>	- 44.2%	--	--	--

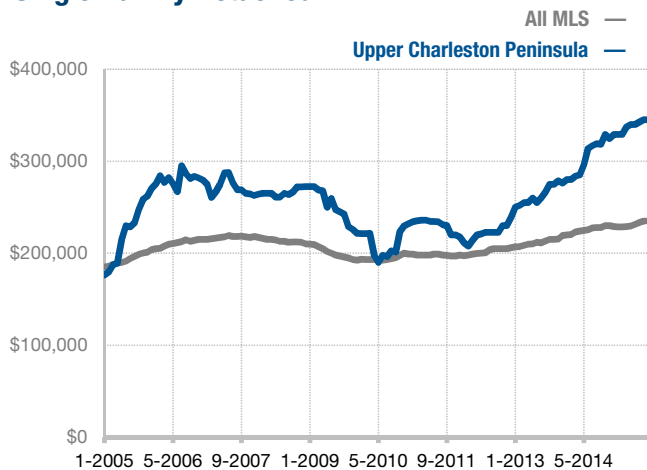
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>1</b>	0.0%	30	<b>27</b>	- 10.0%
Closed Sales	2	<b>2</b>	0.0%	20	<b>20</b>	0.0%
Median Sales Price*	\$322,250	<b>\$412,500</b>	+ 28.0%	\$325,000	<b>\$288,750</b>	- 11.2%
Average Sales Price*	\$322,250	<b>\$412,500</b>	+ 28.0%	\$365,711	<b>\$314,353</b>	- 14.0%
Percent of Original List Price Received*	93.8%	<b>94.0%</b>	+ 0.2%	94.0%	<b>93.5%</b>	- 0.5%
Days on Market Until Sale	11	<b>44</b>	+ 300.0%	49	<b>83</b>	+ 69.4%
Inventory of Homes for Sale	21	<b>11</b>	- 47.6%	--	--	--

\* 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

