

Local Market Update – March 2016

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



Downtown Charleston

Area 51

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	40	33	- 17.5%	93	83	- 10.8%
Closed Sales	16	14	- 12.5%	43	40	- 7.0%
Median Sales Price*	\$671,000	\$800,000	+ 19.2%	\$750,000	\$710,000	- 5.3%
Average Sales Price*	\$861,813	\$939,714	+ 9.0%	\$1,018,674	\$926,389	- 9.1%
Percent of Original List Price Received*	94.4%	91.2%	- 3.4%	94.5%	90.6%	- 4.1%
Days on Market Until Sale	94	82	- 12.8%	86	78	- 9.3%
Inventory of Homes for Sale	164	126	- 23.2%	--	--	--

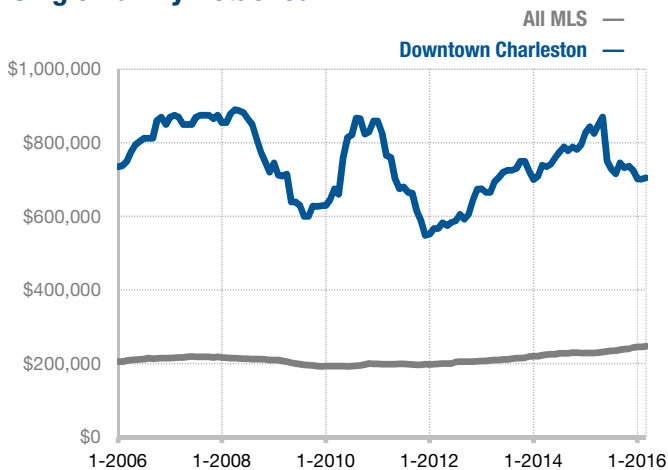
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	23	37	+ 60.9%	69	86	+ 24.6%
Closed Sales	25	17	- 32.0%	47	40	- 14.9%
Median Sales Price*	\$495,000	\$507,500	+ 2.5%	\$495,000	\$467,000	- 5.7%
Average Sales Price*	\$596,560	\$678,691	+ 13.8%	\$676,447	\$614,564	- 9.1%
Percent of Original List Price Received*	93.7%	93.7%	0.0%	94.0%	93.0%	- 1.1%
Days on Market Until Sale	170	110	- 35.3%	124	112	- 9.7%
Inventory of Homes for Sale	127	104	- 18.1%	--	--	--

* 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

