

Local Market Update – May 2016

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



Downtown Charleston

Area 51

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	26	30	+ 15.4%	144	145	+ 0.7%
Closed Sales	31	21	- 32.3%	95	80	- 15.8%
Median Sales Price*	\$920,000	\$940,000	+ 2.2%	\$850,000	\$800,000	- 5.9%
Average Sales Price*	\$1,134,611	\$1,196,195	+ 5.4%	\$1,014,495	\$1,038,774	+ 2.4%
Percent of Original List Price Received*	94.2%	93.1%	- 1.2%	93.7%	92.5%	- 1.3%
Days on Market Until Sale	115	93	- 19.1%	95	84	- 11.6%
Inventory of Homes for Sale	146	126	- 13.7%	--	--	--

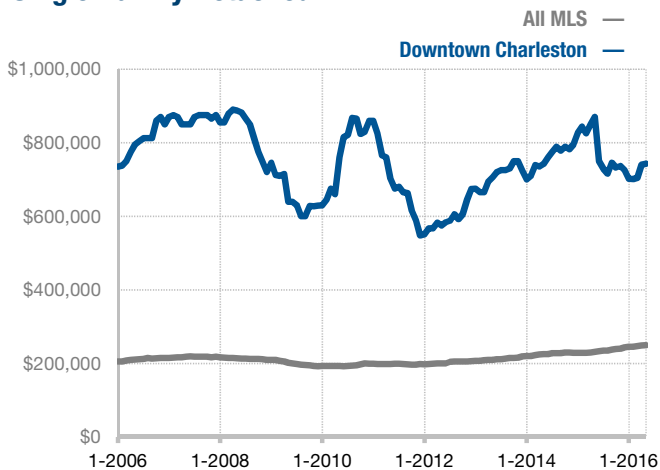
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	33	34	+ 3.0%	125	149	+ 19.2%
Closed Sales	9	23	+ 155.6%	69	85	+ 23.2%
Median Sales Price*	\$555,000	\$470,000	- 15.3%	\$495,000	\$500,000	+ 1.0%
Average Sales Price*	\$577,000	\$682,457	+ 18.3%	\$629,329	\$640,833	+ 1.8%
Percent of Original List Price Received*	86.7%	91.1%	+ 5.1%	93.0%	92.9%	- 0.1%
Days on Market Until Sale	163	149	- 8.6%	122	138	+ 13.1%
Inventory of Homes for Sale	133	112	- 15.8%	--	--	--

* 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

