

Local Market Update – May 2016

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	17	22	+ 29.4%	86	107	+ 24.4%
Closed Sales	16	9	- 43.8%	79	47	- 40.5%
Median Sales Price*	\$390,000	\$295,000	- 24.4%	\$330,000	\$362,000	+ 9.7%
Average Sales Price*	\$374,031	\$347,111	- 7.2%	\$341,754	\$371,523	+ 8.7%
Percent of Original List Price Received*	93.0%	96.4%	+ 3.7%	94.8%	94.5%	- 0.3%
Days on Market Until Sale	67	53	- 20.9%	61	38	- 37.7%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--

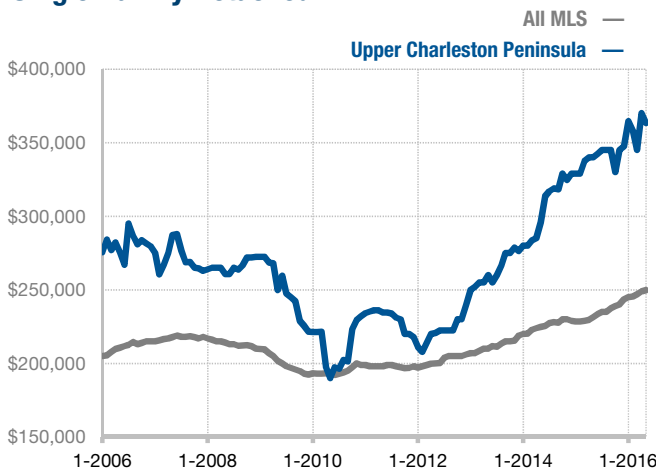
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	16	25	+ 56.3%
Closed Sales	2	4	+ 100.0%	9	12	+ 33.3%
Median Sales Price*	\$300,775	\$302,500	+ 0.6%	\$290,000	\$300,000	+ 3.4%
Average Sales Price*	\$300,775	\$358,750	+ 19.3%	\$304,950	\$311,325	+ 2.1%
Percent of Original List Price Received*	95.2%	92.2%	- 3.2%	92.4%	96.2%	+ 4.1%
Days on Market Until Sale	57	39	- 31.6%	106	60	- 43.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

