

Local Market Update – May 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	160	194	+ 21.3%	754	830	+ 10.1%
Closed Sales	148	159	+ 7.4%	531	563	+ 6.0%
Median Sales Price*	\$260,000	\$285,000	+ 9.6%	\$249,000	\$272,000	+ 9.2%
Average Sales Price*	\$280,245	\$299,603	+ 6.9%	\$267,647	\$286,817	+ 7.2%
Percent of Original List Price Received*	96.9%	98.2%	+ 1.3%	95.6%	96.5%	+ 0.9%
Days on Market Until Sale	53	27	- 49.1%	57	41	- 28.1%
Inventory of Homes for Sale	350	263	- 24.9%	--	--	--

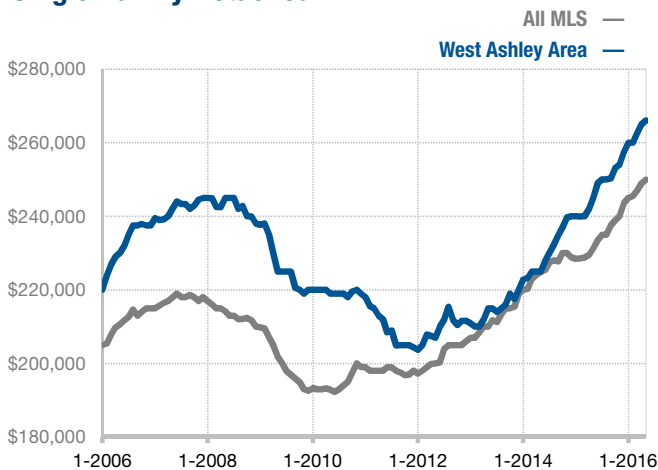
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	45	49	+ 8.9%	182	240	+ 31.9%
Closed Sales	30	35	+ 16.7%	123	132	+ 7.3%
Median Sales Price*	\$142,500	\$180,000	+ 26.3%	\$151,900	\$164,950	+ 8.6%
Average Sales Price*	\$144,527	\$185,443	+ 28.3%	\$154,485	\$175,298	+ 13.5%
Percent of Original List Price Received*	95.3%	95.6%	+ 0.3%	96.2%	96.6%	+ 0.4%
Days on Market Until Sale	50	63	+ 26.0%	57	55	- 3.5%
Inventory of Homes for Sale	97	83	- 14.4%	--	--	--

* 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

