

Local Market Update – July 2016

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	18	22	+ 22.2%	177	178	+ 0.6%
Closed Sales	25	18	- 28.0%	136	106	- 22.1%
Median Sales Price*	\$790,000	\$792,500	+ 0.3%	\$715,000	\$796,265	+ 11.4%
Average Sales Price*	\$886,077	\$751,409	- 15.2%	\$871,521	\$865,827	- 0.7%
Percent of Original List Price Received*	98.8%	97.8%	- 1.0%	98.5%	96.4%	- 2.1%
Days on Market Until Sale	57	27	- 52.6%	68	48	- 29.4%
Inventory of Homes for Sale	72	56	- 22.2%	--	--	--

* 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.

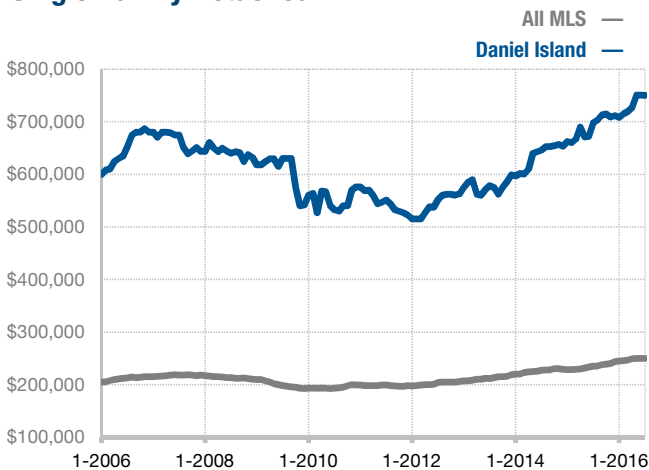
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	15	11	- 26.7%	103	101	- 1.9%
Closed Sales	12	7	- 41.7%	74	70	- 5.4%
Median Sales Price*	\$288,500	\$240,000	- 16.8%	\$301,000	\$252,000	- 16.3%
Average Sales Price*	\$397,112	\$340,857	- 14.2%	\$342,706	\$348,239	+ 1.6%
Percent of Original List Price Received*	95.8%	95.2%	- 0.6%	95.5%	96.8%	+ 1.4%
Days on Market Until Sale	70	89	+ 27.1%	52	49	- 5.8%
Inventory of Homes for Sale	38	39	+ 2.6%	--	--	--

* 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

