

# Local Market Update – August 2016

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



## Downtown Charleston

Area 51

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>23</b>	+ 187.5%	190	<b>216</b>	+ 13.7%
Closed Sales	13	<b>26</b>	+ 100.0%	158	<b>152</b>	- 3.8%
Median Sales Price*	\$385,000	<b>\$770,000</b>	+ 100.0%	\$704,500	<b>\$755,000</b>	+ 7.2%
Average Sales Price*	\$570,531	<b>\$950,225</b>	+ 66.6%	\$1,006,289	<b>\$1,147,387</b>	+ 14.0%
Percent of Original List Price Received*	92.4%	<b>94.6%</b>	+ 2.4%	93.2%	<b>93.0%</b>	- 0.2%
Days on Market Until Sale	73	<b>88</b>	+ 20.5%	101	<b>86</b>	- 14.9%
Inventory of Homes for Sale	114	<b>100</b>	- 12.3%	--	--	--

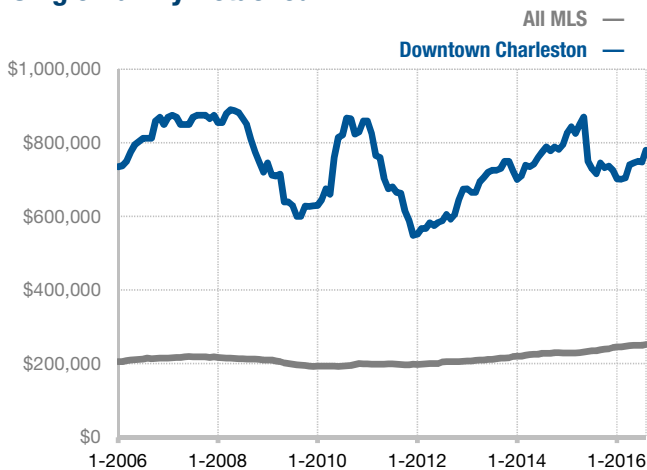
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	25	<b>27</b>	+ 8.0%	184	<b>221</b>	+ 20.1%
Closed Sales	6	<b>22</b>	+ 266.7%	115	<b>151</b>	+ 31.3%
Median Sales Price*	\$504,250	<b>\$530,000</b>	+ 5.1%	\$495,000	<b>\$507,500</b>	+ 2.5%
Average Sales Price*	\$577,750	<b>\$632,273</b>	+ 9.4%	\$643,504	<b>\$616,301</b>	- 4.2%
Percent of Original List Price Received*	95.7%	<b>94.4%</b>	- 1.4%	93.2%	<b>93.9%</b>	+ 0.8%
Days on Market Until Sale	55	<b>96</b>	+ 74.5%	114	<b>111</b>	- 2.6%
Inventory of Homes for Sale	133	<b>101</b>	- 24.1%	--	--	--

\* 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

