

Local Market Update – August 2016

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	25	17	- 32.0%	146	165	+ 13.0%
Closed Sales	15	18	+ 20.0%	138	111	- 19.6%
Median Sales Price*	\$345,000	\$425,000	+ 23.2%	\$345,000	\$409,000	+ 18.6%
Average Sales Price*	\$416,147	\$483,939	+ 16.3%	\$356,380	\$433,888	+ 21.7%
Percent of Original List Price Received*	90.8%	95.2%	+ 4.8%	94.9%	94.8%	- 0.1%
Days on Market Until Sale	49	45	- 8.2%	54	43	- 20.4%
Inventory of Homes for Sale	42	40	- 4.8%	--	--	--

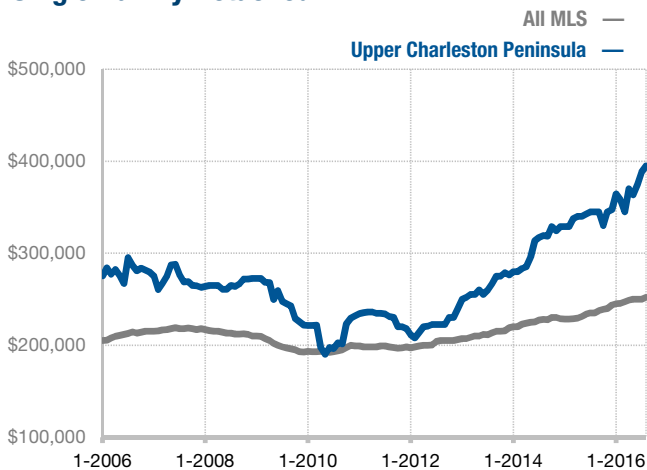
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	1	5	+ 400.0%	27	35	+ 29.6%
Closed Sales	2	3	+ 50.0%	20	22	+ 10.0%
Median Sales Price*	\$412,500	\$375,000	- 9.1%	\$288,750	\$290,000	+ 0.4%
Average Sales Price*	\$412,500	\$445,000	+ 7.9%	\$314,353	\$350,073	+ 11.4%
Percent of Original List Price Received*	94.0%	95.9%	+ 2.0%	93.5%	98.6%	+ 5.5%
Days on Market Until Sale	44	10	- 77.3%	83	46	- 44.6%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--

* 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

