

Local Market Update – August 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	128	152	+ 18.8%	1,194	1,286	+ 7.7%
Closed Sales	110	156	+ 41.8%	937	1,011	+ 7.9%
Median Sales Price*	\$245,000	\$285,500	+ 16.5%	\$253,150	\$275,715	+ 8.9%
Average Sales Price*	\$271,873	\$293,905	+ 8.1%	\$272,546	\$291,363	+ 6.9%
Percent of Original List Price Received*	95.6%	97.7%	+ 2.2%	96.1%	96.8%	+ 0.7%
Days on Market Until Sale	39	35	- 10.3%	45	38	- 15.6%
Inventory of Homes for Sale	346	250	- 27.7%	--	--	--

* 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.

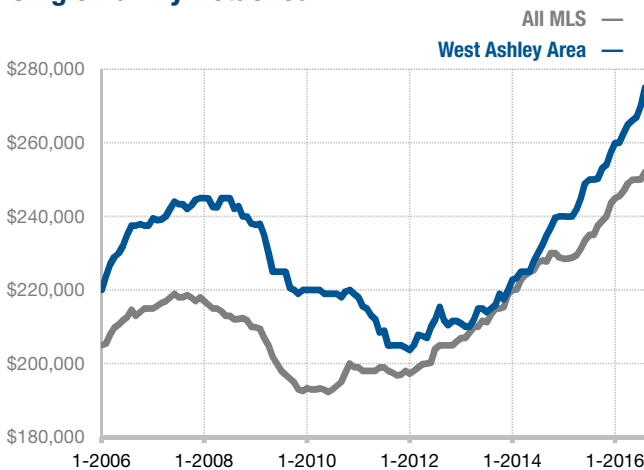
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	46	45	- 2.2%	312	387	+ 24.0%
Closed Sales	30	56	+ 86.7%	235	284	+ 20.9%
Median Sales Price*	\$151,000	\$176,135	+ 16.6%	\$159,900	\$175,000	+ 9.4%
Average Sales Price*	\$155,379	\$173,679	+ 11.8%	\$158,259	\$177,833	+ 12.4%
Percent of Original List Price Received*	95.8%	95.9%	+ 0.1%	96.3%	96.7%	+ 0.4%
Days on Market Until Sale	43	49	+ 14.0%	47	49	+ 4.3%
Inventory of Homes for Sale	114	79	- 30.7%	--	--	--

* 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

