

# Local Market Update – September 2016

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



## Downtown Charleston

Area 51

Single-Family Detached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	23	<b>28</b>	+ 21.7%	213	<b>244</b>	+ 14.6%
Closed Sales	12	<b>18</b>	+ 50.0%	170	<b>170</b>	0.0%
Median Sales Price*	\$853,750	<b>\$910,500</b>	+ 6.6%	\$716,000	<b>\$765,500</b>	+ 6.9%
Average Sales Price*	\$1,101,042	<b>\$1,187,472</b>	+ 7.8%	\$1,012,977	<b>\$1,151,631</b>	+ 13.7%
Percent of Original List Price Received*	89.7%	<b>97.0%</b>	+ 8.1%	92.9%	<b>93.5%</b>	+ 0.6%
Days on Market Until Sale	88	<b>108</b>	+ 22.7%	101	<b>88</b>	- 12.9%
Inventory of Homes for Sale	127	<b>112</b>	- 11.8%	--	--	--

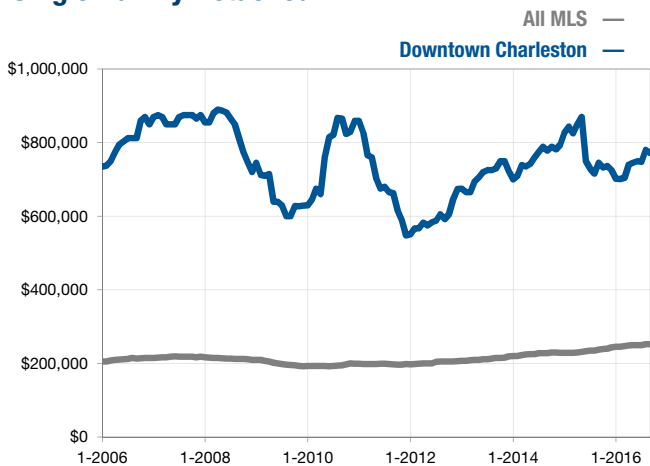
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	16	<b>18</b>	+ 12.5%	200	<b>240</b>	+ 20.0%
Closed Sales	11	<b>15</b>	+ 36.4%	126	<b>167</b>	+ 32.5%
Median Sales Price*	\$530,000	<b>\$625,000</b>	+ 17.9%	\$497,500	<b>\$510,000</b>	+ 2.5%
Average Sales Price*	\$615,545	<b>\$735,127</b>	+ 19.4%	\$641,063	<b>\$624,691</b>	- 2.6%
Percent of Original List Price Received*	94.0%	<b>96.5%</b>	+ 2.7%	93.3%	<b>94.2%</b>	+ 1.0%
Days on Market Until Sale	115	<b>121</b>	+ 5.2%	114	<b>111</b>	- 2.6%
Inventory of Homes for Sale	129	<b>103</b>	- 20.2%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

