

# Local Market Update – September 2016

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	18	20	+ 11.1%	164	185	+ 12.8%
Closed Sales	13	20	+ 53.8%	151	131	- 13.2%
Median Sales Price*	\$395,000	<b>\$387,683</b>	- 1.9%	\$345,000	<b>\$404,000</b>	+ 17.1%
Average Sales Price*	\$369,756	<b>\$409,818</b>	+ 10.8%	\$357,532	<b>\$430,213</b>	+ 20.3%
Percent of Original List Price Received*	99.8%	<b>93.1%</b>	- 6.7%	95.3%	<b>94.5%</b>	- 0.8%
Days on Market Until Sale	30	40	+ 33.3%	52	43	- 17.3%
Inventory of Homes for Sale	43	37	- 14.0%	--	--	--

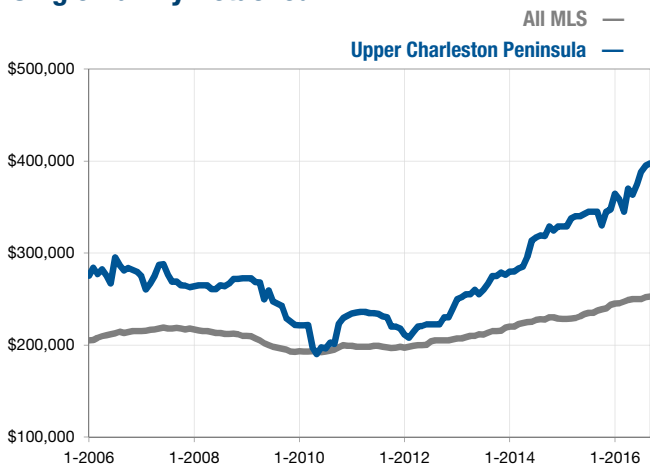
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	1	6	+ 500.0%	28	41	+ 46.4%
Closed Sales	3	2	- 33.3%	23	24	+ 4.3%
Median Sales Price*	\$323,000	<b>\$455,000</b>	+ 40.9%	\$290,000	<b>\$327,500</b>	+ 12.9%
Average Sales Price*	\$272,667	<b>\$455,000</b>	+ 66.9%	\$308,915	<b>\$358,817</b>	+ 16.2%
Percent of Original List Price Received*	93.7%	<b>94.6%</b>	+ 1.0%	93.5%	<b>98.3%</b>	+ 5.1%
Days on Market Until Sale	25	7	- 72.0%	75	43	- 42.7%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--

\* 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

