

Local Market Update – October 2016

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	20	24	+ 20.0%	227	254	+ 11.9%
Closed Sales	22	18	- 18.2%	197	156	- 20.8%
Median Sales Price*	\$712,181	\$708,195	- 0.6%	\$720,000	\$796,265	+ 10.6%
Average Sales Price*	\$740,787	\$834,165	+ 12.6%	\$853,380	\$887,793	+ 4.0%
Percent of Original List Price Received*	99.6%	99.6%	0.0%	98.6%	97.0%	- 1.6%
Days on Market Until Sale	39	12	- 69.2%	61	50	- 18.0%
Inventory of Homes for Sale	59	69	+ 16.9%	--	--	--

* 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.

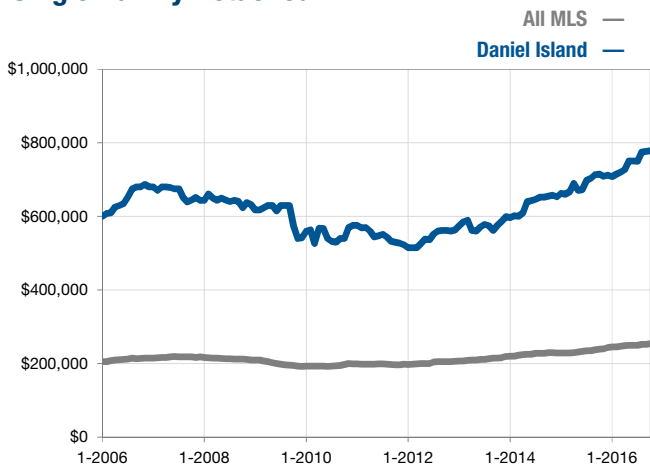
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	15	8	- 46.7%	139	136	- 2.2%
Closed Sales	12	6	- 50.0%	107	100	- 6.5%
Median Sales Price*	\$310,000	\$239,500	- 22.7%	\$299,000	\$253,250	- 15.3%
Average Sales Price*	\$408,325	\$320,500	- 21.5%	\$344,330	\$337,638	- 1.9%
Percent of Original List Price Received*	94.1%	93.3%	- 0.9%	95.7%	96.5%	+ 0.8%
Days on Market Until Sale	67	202	+ 201.5%	51	65	+ 27.5%
Inventory of Homes for Sale	33	39	+ 18.2%	--	--	--

* 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

