

Local Market Update – October 2016

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



Downtown Charleston

Area 51

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	22	20	- 9.1%	235	267	+ 13.6%
Closed Sales	13	8	- 38.5%	183	179	- 2.2%
Median Sales Price*	\$920,000	\$1,862,500	+ 102.4%	\$725,000	\$815,000	+ 12.4%
Average Sales Price*	\$1,322,515	\$2,027,326	+ 53.3%	\$1,034,966	\$1,184,958	+ 14.5%
Percent of Original List Price Received*	92.0%	94.9%	+ 3.2%	92.9%	93.6%	+ 0.8%
Days on Market Until Sale	127	119	- 6.3%	102	89	- 12.7%
Inventory of Homes for Sale	126	111	- 11.9%	--	--	--

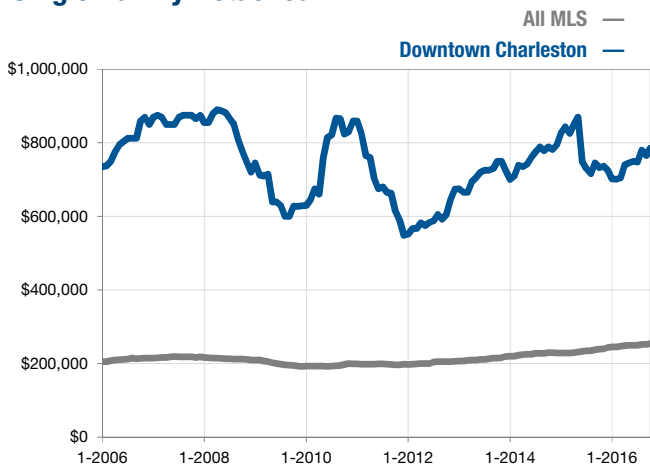
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	20	25	+ 25.0%	220	265	+ 20.5%
Closed Sales	11	17	+ 54.5%	137	184	+ 34.3%
Median Sales Price*	\$450,000	\$815,000	+ 81.1%	\$493,500	\$531,500	+ 7.7%
Average Sales Price*	\$503,818	\$1,053,794	+ 109.2%	\$630,044	\$664,206	+ 5.4%
Percent of Original List Price Received*	89.2%	94.4%	+ 5.8%	93.0%	94.2%	+ 1.3%
Days on Market Until Sale	108	198	+ 83.3%	113	119	+ 5.3%
Inventory of Homes for Sale	125	110	- 12.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

