

# Local Market Update – October 2016

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	17	12	- 29.4%	181	195	+ 7.7%
Closed Sales	9	16	+ 77.8%	160	147	- 8.1%
Median Sales Price*	\$315,000	<b>\$261,500</b>	- 17.0%	\$345,000	<b>\$400,000</b>	+ 15.9%
Average Sales Price*	\$340,556	<b>\$315,393</b>	- 7.4%	\$356,577	<b>\$417,716</b>	+ 17.1%
Percent of Original List Price Received*	94.3%	<b>98.1%</b>	+ 4.0%	95.3%	<b>94.9%</b>	- 0.4%
Days on Market Until Sale	28	22	- 21.4%	51	41	- 19.6%
Inventory of Homes for Sale	41	34	- 17.1%	--	--	--

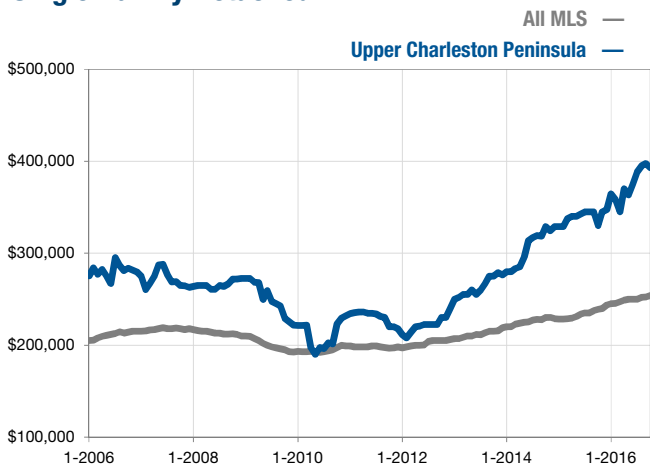
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	30	44	+ 46.7%
Closed Sales	2	3	+ 50.0%	25	27	+ 8.0%
Median Sales Price*	\$377,500	<b>\$279,000</b>	- 26.1%	\$290,000	<b>\$315,000</b>	+ 8.6%
Average Sales Price*	\$377,500	<b>\$348,833</b>	- 7.6%	\$314,402	<b>\$357,707</b>	+ 13.8%
Percent of Original List Price Received*	97.5%	<b>88.1%</b>	- 9.6%	93.8%	<b>97.1%</b>	+ 3.5%
Days on Market Until Sale	26	100	+ 284.6%	71	49	- 31.0%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--

\* 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

