

Local Market Update – October 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	123	115	- 6.5%	1,458	1,542	+ 5.8%
Closed Sales	93	92	- 1.1%	1,142	1,244	+ 8.9%
Median Sales Price*	\$275,000	\$292,103	+ 6.2%	\$255,000	\$279,188	+ 9.5%
Average Sales Price*	\$312,240	\$308,943	- 1.1%	\$274,039	\$292,962	+ 6.9%
Percent of Original List Price Received*	97.0%	96.2%	- 0.8%	96.0%	96.8%	+ 0.8%
Days on Market Until Sale	44	34	- 22.7%	45	37	- 17.8%
Inventory of Homes for Sale	339	251	- 26.0%	--	--	--

* 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.

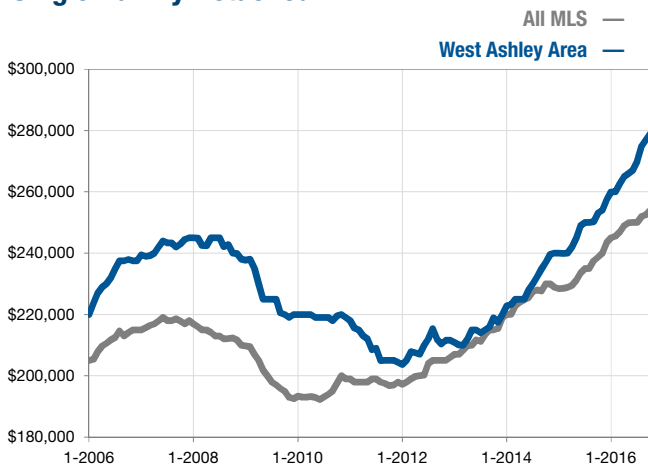
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	34	31	- 8.8%	366	457	+ 24.9%
Closed Sales	28	38	+ 35.7%	293	368	+ 25.6%
Median Sales Price*	\$178,750	\$159,500	- 10.8%	\$162,000	\$172,750	+ 6.6%
Average Sales Price*	\$176,312	\$172,145	- 2.4%	\$159,101	\$176,551	+ 11.0%
Percent of Original List Price Received*	95.3%	97.9%	+ 2.7%	96.3%	96.9%	+ 0.6%
Days on Market Until Sale	39	29	- 25.6%	46	45	- 2.2%
Inventory of Homes for Sale	99	63	- 36.4%	--	--	--

* 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

