

# Local Market Update – November 2016

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



## Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	23	20	- 13.0%	258	288	+ 11.6%
Closed Sales	8	16	+ 100.0%	191	197	+ 3.1%
Median Sales Price*	\$820,000	<b>\$917,500</b>	+ 11.9%	\$732,500	<b>\$820,000</b>	+ 11.9%
Average Sales Price*	\$1,138,937	<b>\$1,160,125</b>	+ 1.9%	\$1,039,321	<b>\$1,178,119</b>	+ 13.4%
Percent of Original List Price Received*	95.4%	<b>94.6%</b>	- 0.8%	93.0%	<b>93.6%</b>	+ 0.6%
Days on Market Until Sale	38	46	+ 21.1%	100	85	- 15.0%
Inventory of Homes for Sale	125	111	- 11.2%	--	--	--

\* 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.

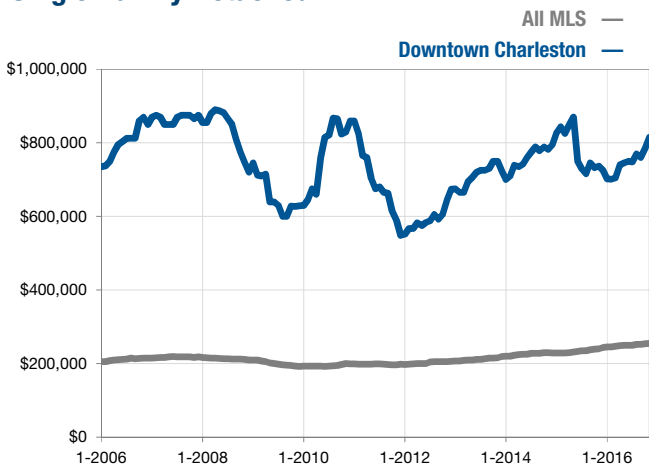
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	12	17	+ 41.7%	232	282	+ 21.6%
Closed Sales	15	12	- 20.0%	152	196	+ 28.9%
Median Sales Price*	\$575,000	<b>\$707,500</b>	+ 23.0%	\$495,000	<b>\$547,500</b>	+ 10.6%
Average Sales Price*	\$687,000	<b>\$684,750</b>	- 0.3%	\$635,664	<b>\$665,463</b>	+ 4.7%
Percent of Original List Price Received*	89.9%	<b>90.9%</b>	+ 1.1%	92.7%	<b>94.0%</b>	+ 1.4%
Days on Market Until Sale	135	91	- 32.6%	116	117	+ 0.9%
Inventory of Homes for Sale	119	98	- 17.6%	--	--	--

\* 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

