

Local Market Update – November 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	101	120	+ 18.8%	1,559	1,663	+ 6.7%
Closed Sales	80	114	+ 42.5%	1,222	1,359	+ 11.2%
Median Sales Price*	\$268,904	\$272,500	+ 1.3%	\$255,000	\$278,695	+ 9.3%
Average Sales Price*	\$298,932	\$301,041	+ 0.7%	\$275,669	\$293,586	+ 6.5%
Percent of Original List Price Received*	94.8%	96.6%	+ 1.9%	95.9%	96.8%	+ 0.9%
Days on Market Until Sale	35	31	- 11.4%	44	37	- 15.9%
Inventory of Homes for Sale	326	234	- 28.2%	--	--	--

* 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.

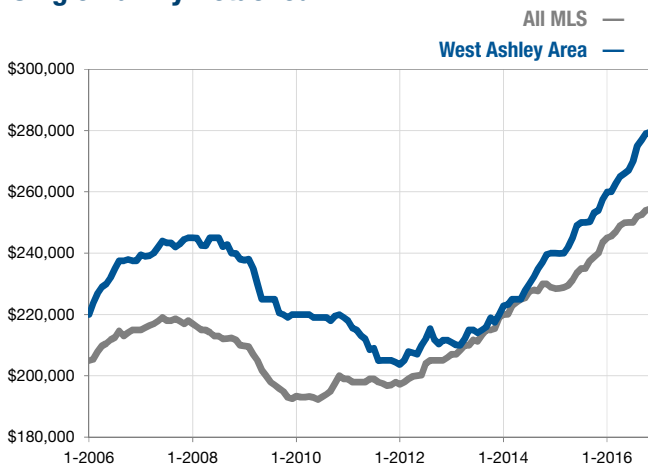
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	22	31	+ 40.9%	388	488	+ 25.8%
Closed Sales	16	28	+ 75.0%	309	396	+ 28.2%
Median Sales Price*	\$177,000	\$201,000	+ 13.6%	\$162,000	\$173,750	+ 7.3%
Average Sales Price*	\$166,798	\$198,624	+ 19.1%	\$159,499	\$178,112	+ 11.7%
Percent of Original List Price Received*	94.7%	94.9%	+ 0.2%	96.2%	96.7%	+ 0.5%
Days on Market Until Sale	46	48	+ 4.3%	46	45	- 2.2%
Inventory of Homes for Sale	84	64	- 23.8%	--	--	--

* 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

