

Local Market Update – December 2016

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



Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	19	19	0.0%	277	308	+ 11.2%
Closed Sales	18	13	- 27.8%	209	210	+ 0.5%
Median Sales Price*	\$659,250	\$899,900	+ 36.5%	\$725,000	\$842,500	+ 16.2%
Average Sales Price*	\$1,477,500	\$1,235,569	- 16.4%	\$1,077,059	\$1,181,676	+ 9.7%
Percent of Original List Price Received*	94.7%	92.5%	- 2.3%	93.1%	93.5%	+ 0.4%
Days on Market Until Sale	90	36	- 60.0%	99	82	- 17.2%
Inventory of Homes for Sale	119	104	- 12.6%	--	--	--

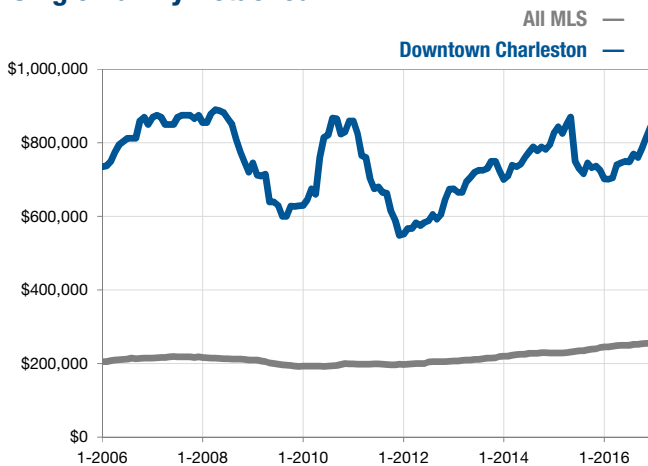
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	14	17	+ 21.4%	246	298	+ 21.1%
Closed Sales	15	17	+ 13.3%	167	213	+ 27.5%
Median Sales Price*	\$495,000	\$610,000	+ 23.2%	\$495,000	\$548,000	+ 10.7%
Average Sales Price*	\$728,900	\$597,588	- 18.0%	\$644,039	\$660,023	+ 2.5%
Percent of Original List Price Received*	94.6%	92.9%	- 1.8%	92.9%	93.9%	+ 1.1%
Days on Market Until Sale	54	84	+ 55.6%	110	114	+ 3.6%
Inventory of Homes for Sale	105	97	- 7.6%	--	--	--

* 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

