

Local Market Update – December 2016

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	12	14	+ 16.7%	204	227	+ 11.3%
Closed Sales	22	13	- 40.9%	194	171	- 11.9%
Median Sales Price*	\$366,500	\$375,000	+ 2.3%	\$347,500	\$395,000	+ 13.7%
Average Sales Price*	\$436,755	\$401,077	- 8.2%	\$370,530	\$414,799	+ 11.9%
Percent of Original List Price Received*	96.1%	95.0%	- 1.1%	95.1%	94.4%	- 0.7%
Days on Market Until Sale	24	40	+ 66.7%	48	42	- 12.5%
Inventory of Homes for Sale	40	33	- 17.5%	--	--	--

* 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.

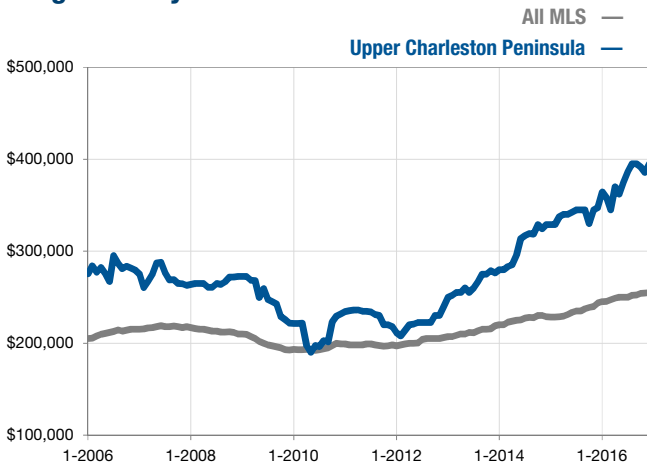
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	3	1	- 66.7%	34	48	+ 41.2%
Closed Sales	2	2	0.0%	29	32	+ 10.3%
Median Sales Price*	\$573,850	\$325,000	- 43.4%	\$290,000	\$327,500	+ 12.9%
Average Sales Price*	\$573,850	\$325,000	- 43.4%	\$325,181	\$359,409	+ 10.5%
Percent of Original List Price Received*	86.7%	93.2%	+ 7.5%	93.3%	96.5%	+ 3.4%
Days on Market Until Sale	96	27	- 71.9%	73	48	- 34.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--

* 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

