

Local Market Update – December 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	102	94	- 7.8%	1,661	1,756	+ 5.7%
Closed Sales	105	117	+ 11.4%	1,327	1,477	+ 11.3%
Median Sales Price*	\$295,000	\$290,000	- 1.7%	\$257,500	\$279,615	+ 8.6%
Average Sales Price*	\$329,155	\$316,627	- 3.8%	\$279,901	\$295,363	+ 5.5%
Percent of Original List Price Received*	95.0%	95.9%	+ 0.9%	95.9%	96.7%	+ 0.8%
Days on Market Until Sale	51	56	+ 9.8%	45	38	- 15.6%
Inventory of Homes for Sale	304	209	- 31.3%	--	--	--

* 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.

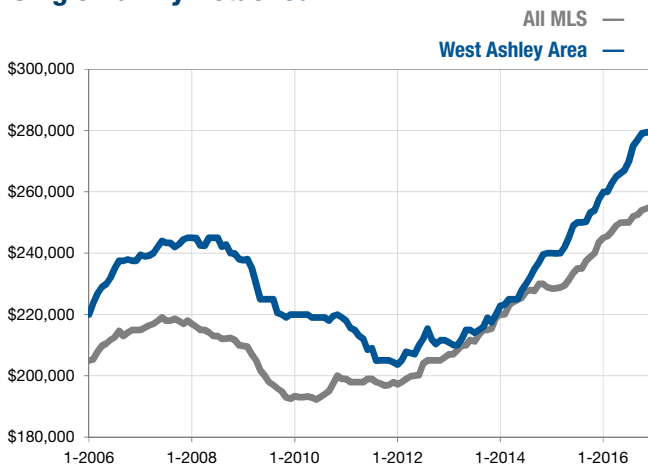
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	20	35	+ 75.0%	408	523	+ 28.2%
Closed Sales	38	32	- 15.8%	347	429	+ 23.6%
Median Sales Price*	\$151,500	\$199,639	+ 31.8%	\$162,000	\$175,000	+ 8.0%
Average Sales Price*	\$156,909	\$180,181	+ 14.8%	\$159,216	\$178,358	+ 12.0%
Percent of Original List Price Received*	95.8%	98.5%	+ 2.8%	96.2%	96.9%	+ 0.7%
Days on Market Until Sale	47	24	- 48.9%	46	44	- 4.3%
Inventory of Homes for Sale	78	48	- 38.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

