

Local Market Update – February 2017

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



Downtown Charleston

Area 51

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	32	24	- 25.0%	51	43	- 15.7%
Closed Sales	13	11	- 15.4%	26	27	+ 3.8%
Median Sales Price*	\$700,000	\$975,000	+ 39.3%	\$687,500	\$1,190,000	+ 73.1%
Average Sales Price*	\$858,927	\$1,186,418	+ 38.1%	\$919,213	\$1,356,033	+ 47.5%
Percent of Original List Price Received*	89.7%	93.0%	+ 3.7%	90.3%	91.4%	+ 1.2%
Days on Market Until Sale	78	61	- 21.8%	76	84	+ 10.5%
Inventory of Homes for Sale	128	105	- 18.0%	--	--	--

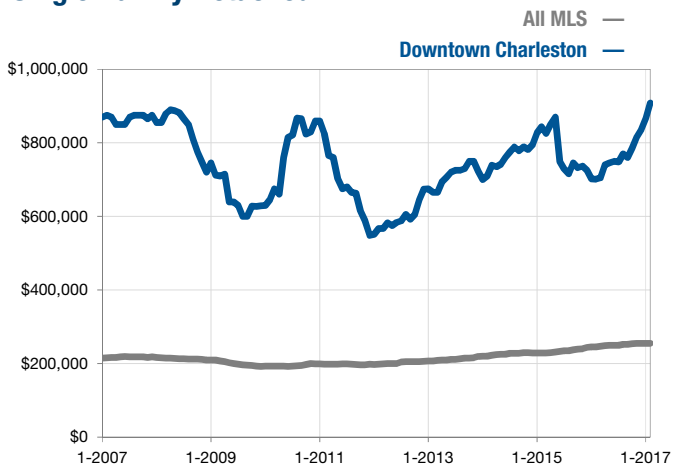
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	29	31	+ 6.9%	49	60	+ 22.4%
Closed Sales	15	19	+ 26.7%	23	32	+ 39.1%
Median Sales Price*	\$500,000	\$460,000	- 8.0%	\$434,000	\$531,250	+ 22.4%
Average Sales Price*	\$643,076	\$544,412	- 15.3%	\$567,165	\$604,817	+ 6.6%
Percent of Original List Price Received*	92.3%	92.8%	+ 0.5%	92.5%	94.1%	+ 1.7%
Days on Market Until Sale	91	106	+ 16.5%	113	107	- 5.3%
Inventory of Homes for Sale	121	100	- 17.4%	--	--	--

* 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

