

# Local Market Update – July 2016

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	154	<b>138</b>	- 10.4%	1,066	<b>1,134</b>	+ 6.4%
Closed Sales	132	<b>137</b>	+ 3.8%	827	<b>854</b>	+ 3.3%
Median Sales Price*	\$262,500	<b>\$300,365</b>	+ 14.4%	\$254,000	<b>\$275,000</b>	+ 8.3%
Average Sales Price*	\$273,799	<b>\$304,310</b>	+ 11.1%	\$272,635	<b>\$290,976</b>	+ 6.7%
Percent of Original List Price Received*	96.6%	<b>96.6%</b>	0.0%	96.1%	<b>96.7%</b>	+ 0.6%
Days on Market Until Sale	39	<b>45</b>	+ 15.4%	49	<b>39</b>	- 20.4%
Inventory of Homes for Sale	355	<b>239</b>	- 32.7%	--	--	--

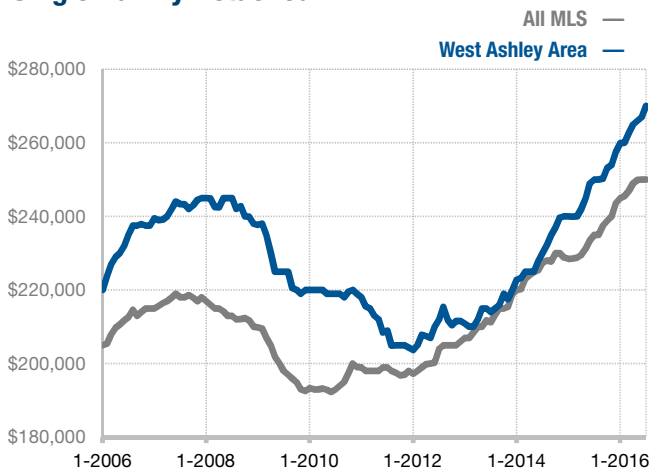
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	53	<b>55</b>	+ 3.8%	266	<b>341</b>	+ 28.2%
Closed Sales	34	<b>44</b>	+ 29.4%	205	<b>228</b>	+ 11.2%
Median Sales Price*	\$167,250	<b>\$176,750</b>	+ 5.7%	\$162,000	<b>\$173,000</b>	+ 6.8%
Average Sales Price*	\$167,228	<b>\$169,580</b>	+ 1.4%	\$158,681	<b>\$178,854</b>	+ 12.7%
Percent of Original List Price Received*	95.2%	<b>96.8%</b>	+ 1.7%	96.4%	<b>96.9%</b>	+ 0.5%
Days on Market Until Sale	54	<b>50</b>	- 7.4%	51	<b>49</b>	- 3.9%
Inventory of Homes for Sale	100	<b>79</b>	- 21.0%	--	--	--

\* 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

