

Local Market Update – July 2018

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



Wando / Cainhoy Area

Area 78

Single-Family Detached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	20	27	+ 35.0%	181	209	+ 15.5%
Closed Sales	16	24	+ 50.0%	103	110	+ 6.8%
Median Sales Price*	\$392,500	\$427,500	+ 8.9%	\$330,000	\$436,290	+ 32.2%
Average Sales Price*	\$392,737	\$423,815	+ 7.9%	\$389,149	\$467,065	+ 20.0%
Percent of Original List Price Received*	101.2%	97.1%	- 4.1%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	21	77	+ 266.7%	46	65	+ 41.3%
Inventory of Homes for Sale	96	116	+ 20.8%	--	--	--

* 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.

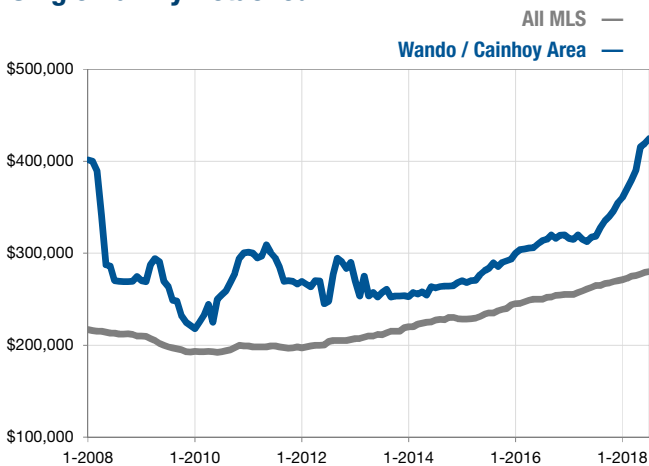
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	9	13	+ 44.4%	61	51	- 16.4%
Closed Sales	10	3	- 70.0%	39	46	+ 17.9%
Median Sales Price*	\$168,450	\$183,000	+ 8.6%	\$177,500	\$182,000	+ 2.5%
Average Sales Price*	\$173,420	\$184,500	+ 6.4%	\$184,828	\$190,224	+ 2.9%
Percent of Original List Price Received*	97.7%	102.5%	+ 4.9%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	20	3	- 85.0%	33	34	+ 3.0%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--

* 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

