

Local Market Update – July 2016

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	18	22	+ 22.2%	121	148	+ 22.3%
Closed Sales	24	15	- 37.5%	123	93	- 24.4%
Median Sales Price*	\$334,750	\$445,000	+ 32.9%	\$345,000	\$404,000	+ 17.1%
Average Sales Price*	\$352,021	\$485,367	+ 37.9%	\$349,092	\$424,200	+ 21.5%
Percent of Original List Price Received*	96.5%	93.6%	- 3.0%	95.4%	94.7%	- 0.7%
Days on Market Until Sale	40	20	- 50.0%	56	43	- 23.2%
Inventory of Homes for Sale	32	43	+ 34.4%	--	--	--

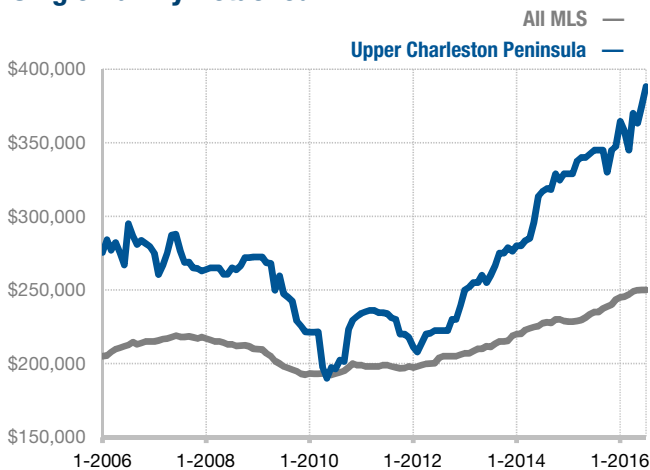
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	6	1	- 83.3%	26	30	+ 15.4%
Closed Sales	7	3	- 57.1%	18	19	+ 5.6%
Median Sales Price*	\$292,000	\$315,000	+ 7.9%	\$288,750	\$265,000	- 8.2%
Average Sales Price*	\$321,357	\$353,067	+ 9.9%	\$303,447	\$335,084	+ 10.4%
Percent of Original List Price Received*	92.7%	96.2%	+ 3.8%	93.4%	99.1%	+ 6.1%
Days on Market Until Sale	90	39	- 56.7%	88	52	- 40.9%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

