

Local Market Update – July 2016

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



Downtown Charleston

Area 51

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	20	16	- 20.0%	182	193	+ 6.0%
Closed Sales	26	16	- 38.5%	145	126	- 13.1%
Median Sales Price*	\$602,500	\$653,250	+ 8.4%	\$725,000	\$749,500	+ 3.4%
Average Sales Price*	\$1,061,026	\$989,941	- 6.7%	\$1,045,357	\$1,188,071	+ 13.7%
Percent of Original List Price Received*	92.9%	94.9%	+ 2.2%	93.3%	92.7%	- 0.6%
Days on Market Until Sale	155	31	- 80.0%	107	86	- 19.6%
Inventory of Homes for Sale	123	104	- 15.4%	--	--	--

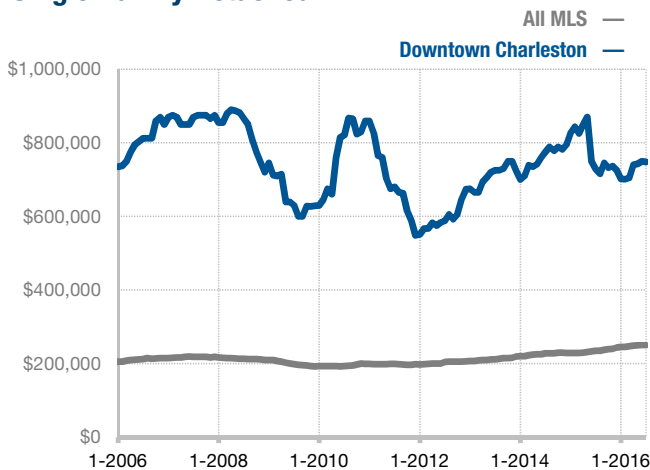
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	18	21	+ 16.7%	159	194	+ 22.0%
Closed Sales	14	21	+ 50.0%	109	129	+ 18.3%
Median Sales Price*	\$468,000	\$429,000	- 8.3%	\$495,000	\$500,000	+ 1.0%
Average Sales Price*	\$533,421	\$510,095	- 4.4%	\$647,124	\$613,577	- 5.2%
Percent of Original List Price Received*	95.6%	96.3%	+ 0.7%	93.1%	93.9%	+ 0.9%
Days on Market Until Sale	119	66	- 44.5%	119	113	- 5.0%
Inventory of Homes for Sale	129	101	- 21.7%	--	--	--

* 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

