

# Local Market Update – February 2018

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



## Downtown Charleston

Area 51

Single-Family Detached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>33</b>	+ 37.5%	42	<b>67</b>	+ 59.5%
Closed Sales	11	<b>15</b>	+ 36.4%	27	<b>27</b>	0.0%
Median Sales Price*	\$975,000	<b>\$1,200,000</b>	+ 23.1%	\$1,190,000	<b>\$1,200,000</b>	+ 0.8%
Average Sales Price*	\$1,186,418	<b>\$1,227,394</b>	+ 3.5%	\$1,356,033	<b>\$1,396,756</b>	+ 3.0%
Percent of Original List Price Received*	93.0%	<b>96.9%</b>	+ 4.2%	91.4%	<b>95.1%</b>	+ 4.0%
Days on Market Until Sale	61	<b>105</b>	+ 72.1%	84	<b>81</b>	- 3.6%
Inventory of Homes for Sale	115	<b>114</b>	- 0.9%	--	--	--

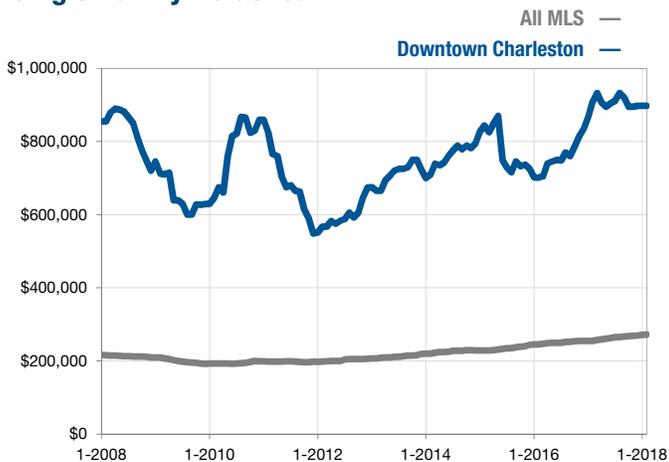
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	31	<b>46</b>	+ 48.4%	61	<b>72</b>	+ 18.0%
Closed Sales	19	<b>13</b>	- 31.6%	32	<b>30</b>	- 6.3%
Median Sales Price*	\$460,000	<b>\$759,000</b>	+ 65.0%	\$531,250	<b>\$734,500</b>	+ 38.3%
Average Sales Price*	\$544,412	<b>\$854,046</b>	+ 56.9%	\$604,817	<b>\$796,303</b>	+ 31.7%
Percent of Original List Price Received*	92.8%	<b>94.0%</b>	+ 1.3%	94.1%	<b>93.5%</b>	- 0.6%
Days on Market Until Sale	106	<b>98</b>	- 7.5%	107	<b>88</b>	- 17.8%
Inventory of Homes for Sale	105	<b>128</b>	+ 21.9%	--	--	--

\* 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

