

# Local Market Update – November 2015

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



## Downtown Charleston

Area 51

Single-Family Detached	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>23</b>	+ 187.5%	308	<b>259</b>	- 15.9%
Closed Sales	7	<b>8</b>	+ 14.3%	196	<b>191</b>	- 2.6%
Median Sales Price*	\$795,000	<b>\$820,000</b>	+ 3.1%	\$797,000	<b>\$732,500</b>	- 8.1%
Average Sales Price*	\$802,157	<b>\$1,138,937</b>	+ 42.0%	\$1,125,205	<b>\$1,039,269</b>	- 7.6%
Percent of Original List Price Received*	94.3%	<b>95.4%</b>	+ 1.2%	93.1%	<b>93.0%</b>	- 0.1%
Days on Market Until Sale	76	<b>38</b>	- 50.0%	118	<b>103</b>	- 12.7%
Inventory of Homes for Sale	147	<b>117</b>	- 20.4%	--	--	--

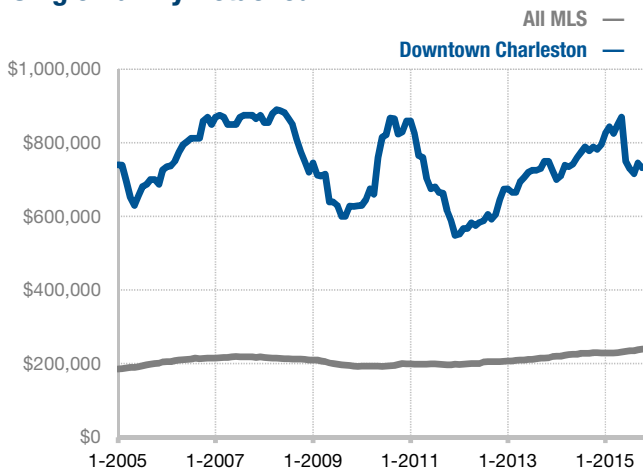
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	18	<b>12</b>	- 33.3%	279	<b>231</b>	- 17.2%
Closed Sales	8	<b>15</b>	+ 87.5%	169	<b>152</b>	- 10.1%
Median Sales Price*	\$517,500	<b>\$575,000</b>	+ 11.1%	\$500,000	<b>\$495,000</b>	- 1.0%
Average Sales Price*	\$511,250	<b>\$687,000</b>	+ 34.4%	\$633,875	<b>\$635,664</b>	+ 0.3%
Percent of Original List Price Received*	94.4%	<b>89.9%</b>	- 4.8%	93.3%	<b>92.7%</b>	- 0.6%
Days on Market Until Sale	132	<b>135</b>	+ 2.3%	115	<b>117</b>	+ 1.7%
Inventory of Homes for Sale	124	<b>104</b>	- 16.1%	--	--	--

\* 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

