

# Local Market Update – March 2016

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



## Berkeley County

County: BER

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	464	<b>475</b>	+ 2.4%	1,190	<b>1,236</b>	+ 3.9%
Closed Sales	292	<b>343</b>	+ 17.5%	702	<b>790</b>	+ 12.5%
Median Sales Price*	\$205,890	<b>\$222,000</b>	+ 7.8%	\$199,000	<b>\$214,568</b>	+ 7.8%
Average Sales Price*	\$279,102	<b>\$248,687</b>	- 10.9%	\$251,774	<b>\$246,147</b>	- 2.2%
Percent of Original List Price Received*	97.4%	<b>97.6%</b>	+ 0.2%	96.8%	<b>97.2%</b>	+ 0.4%
Days on Market Until Sale	65	<b>54</b>	- 16.9%	67	<b>55</b>	- 17.9%
Inventory of Homes for Sale	1,191	<b>850</b>	- 28.6%	--	--	--

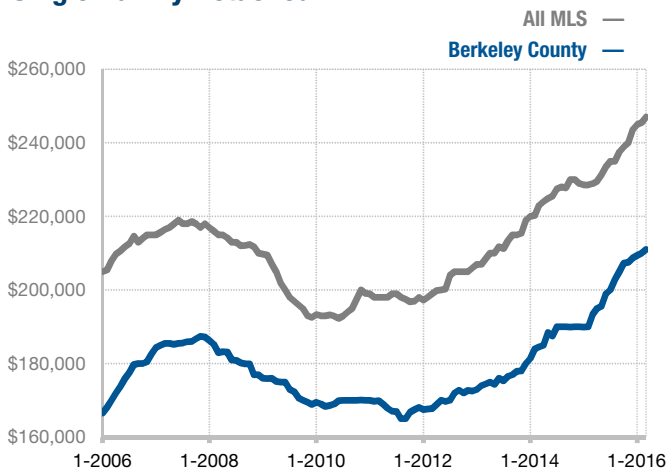
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	48	<b>90</b>	+ 87.5%	129	<b>185</b>	+ 43.4%
Closed Sales	33	<b>36</b>	+ 9.1%	83	<b>86</b>	+ 3.6%
Median Sales Price*	\$147,000	<b>\$129,950</b>	- 11.6%	\$127,000	<b>\$135,000</b>	+ 6.3%
Average Sales Price*	\$190,424	<b>\$186,528</b>	- 2.0%	\$185,698	<b>\$197,899</b>	+ 6.6%
Percent of Original List Price Received*	95.2%	<b>96.0%</b>	+ 0.8%	93.4%	<b>96.8%</b>	+ 3.6%
Days on Market Until Sale	74	<b>42</b>	- 43.2%	68	<b>50</b>	- 26.5%
Inventory of Homes for Sale	111	<b>153</b>	+ 37.8%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

