

# Local Market Update – March 2016

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	29	20	- 31.0%	55	57	+ 3.6%
Closed Sales	19	7	- 63.2%	41	26	- 36.6%
Median Sales Price*	\$400,000	<b>\$419,000</b>	+ 4.8%	\$350,000	<b>\$349,000</b>	- 0.3%
Average Sales Price*	\$367,732	<b>\$378,143</b>	+ 2.8%	\$333,511	<b>\$381,868</b>	+ 14.5%
Percent of Original List Price Received*	94.0%	<b>90.4%</b>	- 3.8%	94.4%	<b>92.7%</b>	- 1.8%
Days on Market Until Sale	77	<b>36</b>	- 53.2%	67	<b>46</b>	- 31.3%
Inventory of Homes for Sale	46	<b>40</b>	- 13.0%	--	--	--

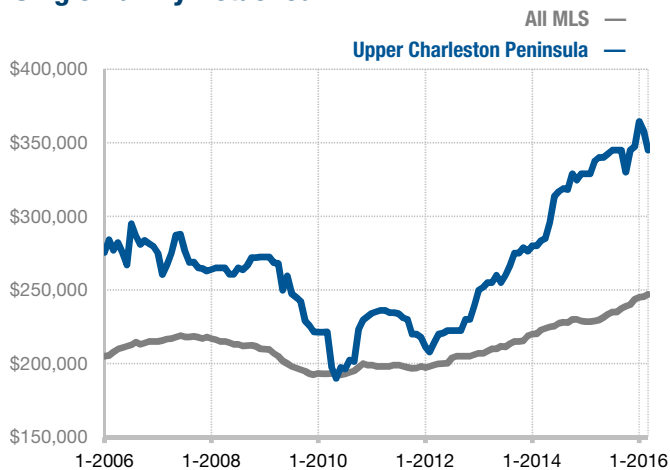
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	4	2	- 50.0%	7	15	+ 114.3%
Closed Sales	2	3	+ 50.0%	5	6	+ 20.0%
Median Sales Price*	\$269,500	<b>\$250,000</b>	- 7.2%	\$249,000	<b>\$295,000</b>	+ 18.5%
Average Sales Price*	\$269,500	<b>\$261,000</b>	- 3.2%	\$286,600	<b>\$284,317</b>	- 0.8%
Percent of Original List Price Received*	83.3%	<b>103.2%</b>	+ 23.9%	88.5%	<b>100.4%</b>	+ 13.4%
Days on Market Until Sale	565	<b>107</b>	- 81.1%	149	<b>83</b>	- 44.3%
Inventory of Homes for Sale	18	<b>11</b>	- 38.9%	--	--	--

\* 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

