Local Market Update – May 2016

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

Wando / Cainhoy Area

Area 78

Single-Family Detached

	May			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**2015**	**2016**	Percent Change
New Listings	18	**17**	- 5.6%	125	**124**	- 0.8%
Closed Sales	17	**14**	- 17.6%	90	**72**	- 20.0%
Median Sales Price*	$314,900	**$325,500**	+ 3.4%	$285,671	**$350,000**	+ 22.5%
Average Sales Price*	$384,263	**$321,714**	- 16.3%	$348,094	**$438,522**	+ 26.0%
Percent of Original List Price Received*	100.0%	**97.4%**	- 2.6%	99.2%	**95.8%**	- 3.4%
Days on Market Until Sale	100	**45**	- 55.0%	76	**60**	- 21.1%
Inventory of Homes for Sale	86	**61**	- 29.1%	--	**--**	--

* 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.

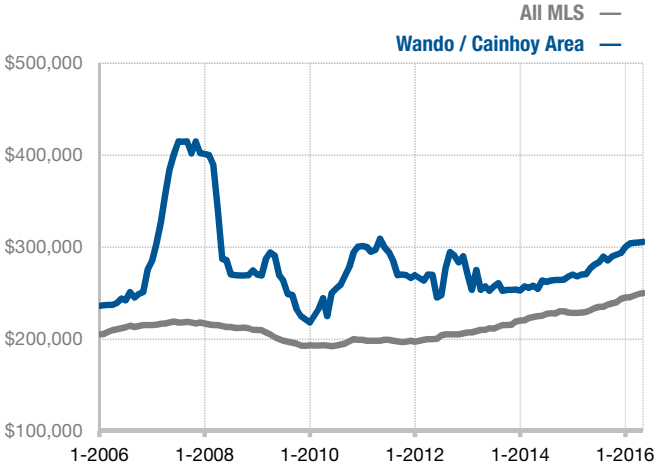
Townhouse-Condo Attached

	May			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**2015**	**2016**	Percent Change
New Listings	11	**6**	- 45.5%	43	**34**	- 20.9%
Closed Sales	11	**7**	- 36.4%	36	**23**	- 36.1%
Median Sales Price*	$193,890	**$148,000**	- 23.7%	$179,000	**$162,500**	- 9.2%
Average Sales Price*	$179,410	**$151,950**	- 15.3%	$165,632	**$171,114**	+ 3.3%
Percent of Original List Price Received*	99.2%	**99.5%**	+ 0.3%	96.5%	**98.4%**	+ 2.0%
Days on Market Until Sale	40	**32**	- 20.0%	46	**26**	- 43.5%
Inventory of Homes for Sale	17	**12**	- 29.4%	--	**--**	--

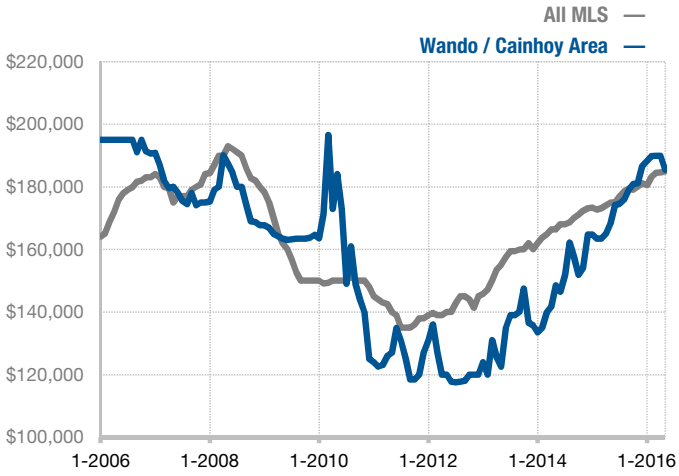
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of June 9, 2016. All data from the Charleston Trident Association of REALTORS® MLS. | Sponsored by South Carolina REALTORS®.
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