Local Market Update – July 2016

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

Dorchester Road Corridor

Area 61

Single-Family Detached	July			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**2015**	**2016**	Percent Change
New Listings	119	**83**	- 30.3%	750	**763**	+ 1.7%
Closed Sales	87	**92**	+ 5.7%	458	**544**	+ 18.8%
Median Sales Price*	$195,000	**$196,000**	+ 0.5%	$190,500	**$211,000**	+ 10.8%
Average Sales Price*	$214,240	**$210,103**	- 1.9%	$211,039	**$222,853**	+ 5.6%
Percent of Original List Price Received*	97.7%	**97.0%**	- 0.7%	97.1%	**97.3%**	+ 0.2%
Days on Market Until Sale	35	**46**	+ 31.4%	48	**54**	+ 12.5%
Inventory of Homes for Sale	325	**206**	- 36.6%	--	**--**	--

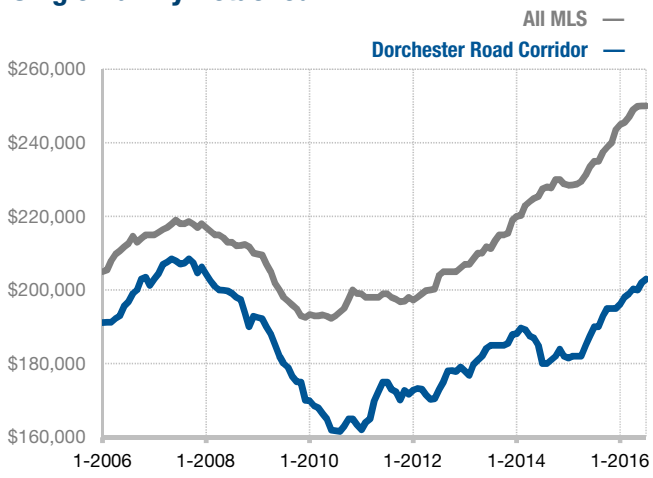
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**2015**	**2016**	Percent Change
New Listings	24	**23**	- 4.2%	173	**155**	- 10.4%
Closed Sales	12	**15**	+ 25.0%	67	**103**	+ 53.7%
Median Sales Price*	$139,425	**$128,400**	- 7.9%	$126,000	**$147,000**	+ 16.7%
Average Sales Price*	$145,662	**$124,819**	- 14.3%	$129,304	**$142,564**	+ 10.3%
Percent of Original List Price Received*	97.7%	**96.5%**	- 1.2%	95.5%	**97.3%**	+ 1.9%
Days on Market Until Sale	64	**93**	+ 45.3%	58	**76**	+ 31.0%
Inventory of Homes for Sale	77	**50**	- 35.1%	--	**--**	--

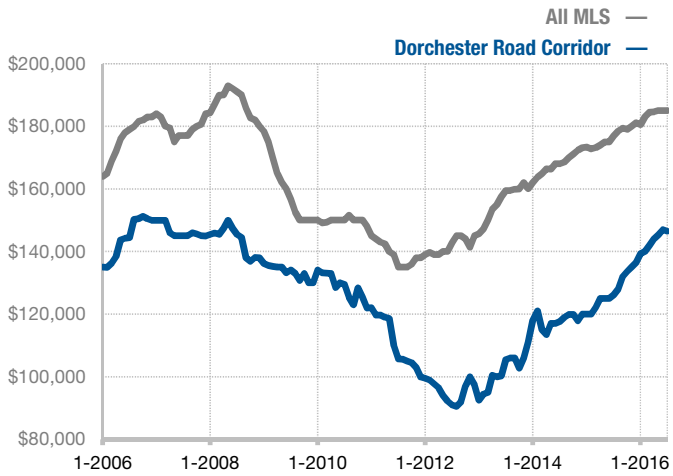
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of August 9, 2016. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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