

Local Market Update – February 2016

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	11	23	+ 109.1%	26	37	+ 42.3%
Closed Sales	13	15	+ 15.4%	22	19	- 13.6%
Median Sales Price*	\$261,000	\$281,000	+ 7.7%	\$270,000	\$336,000	+ 24.4%
Average Sales Price*	\$291,692	\$332,287	+ 13.9%	\$303,957	\$383,241	+ 26.1%
Percent of Original List Price Received*	95.6%	92.2%	- 3.6%	94.7%	93.5%	- 1.3%
Days on Market Until Sale	70	59	- 15.7%	58	50	- 13.8%
Inventory of Homes for Sale	45	34	- 24.4%	--	--	--

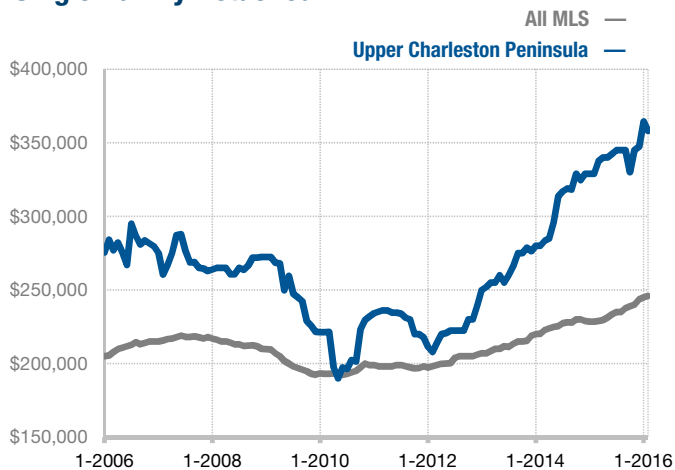
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	1	7	+ 600.0%	3	13	+ 333.3%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$610,500	\$237,900	- 61.0%	\$190,000	\$340,000	+ 78.9%
Average Sales Price*	\$610,500	\$237,900	- 61.0%	\$298,000	\$307,633	+ 3.2%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	92.0%	98.6%	+ 7.2%
Days on Market Until Sale	0	4	--	10	59	+ 490.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--

* 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

