

Local Market Update – February 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	112	147	+ 31.3%	238	264	+ 10.9%
Closed Sales	72	102	+ 41.7%	146	182	+ 24.7%
Median Sales Price*	\$222,847	\$249,450	+ 11.9%	\$234,000	\$251,000	+ 7.3%
Average Sales Price*	\$235,496	\$267,325	+ 13.5%	\$247,315	\$269,949	+ 9.2%
Percent of Original List Price Received*	94.0%	95.6%	+ 1.7%	94.6%	95.2%	+ 0.6%
Days on Market Until Sale	62	53	- 14.5%	63	50	- 20.6%
Inventory of Homes for Sale	350	239	- 31.7%	--	--	--

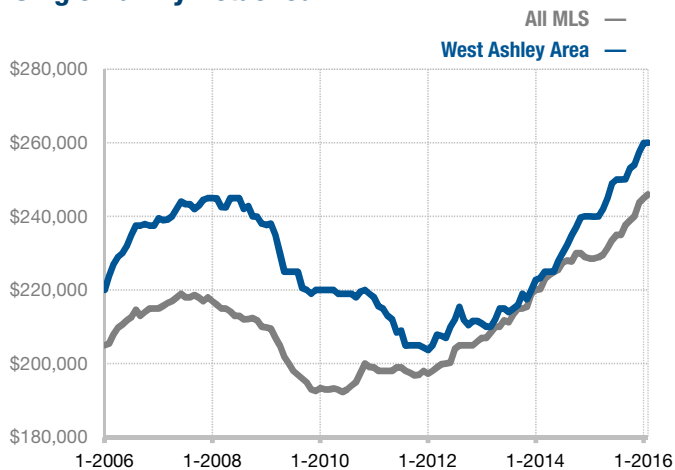
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	26	32	+ 23.1%	63	84	+ 33.3%
Closed Sales	15	21	+ 40.0%	39	39	0.0%
Median Sales Price*	\$190,000	\$145,000	- 23.7%	\$180,695	\$155,000	- 14.2%
Average Sales Price*	\$195,200	\$155,481	- 20.3%	\$176,536	\$159,346	- 9.7%
Percent of Original List Price Received*	94.7%	97.9%	+ 3.4%	96.2%	97.8%	+ 1.7%
Days on Market Until Sale	80	64	- 20.0%	73	54	- 26.0%
Inventory of Homes for Sale	102	74	- 27.5%	--	--	--

* 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

