

Local Market Update – March 2016

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



Wando / Cainhoy Area

Area 78

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	32	29	- 9.4%	88	77	- 12.5%
Closed Sales	27	23	- 14.8%	52	43	- 17.3%
Median Sales Price*	\$281,212	\$299,000	+ 6.3%	\$268,000	\$380,000	+ 41.8%
Average Sales Price*	\$296,189	\$381,336	+ 28.7%	\$322,530	\$407,696	+ 26.4%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	99.5%	96.1%	- 3.4%
Days on Market Until Sale	71	37	- 47.9%	79	51	- 35.4%
Inventory of Homes for Sale	96	69	- 28.1%	--	--	--

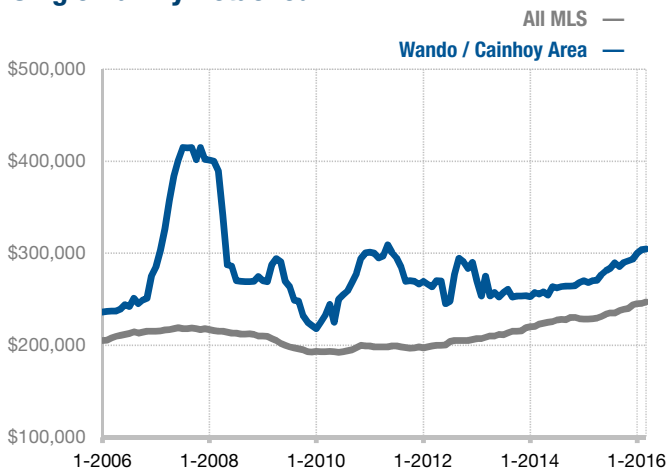
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	21	18	- 14.3%
Closed Sales	7	4	- 42.9%	18	13	- 27.8%
Median Sales Price*	\$186,640	\$160,250	- 14.1%	\$142,500	\$185,000	+ 29.8%
Average Sales Price*	\$176,087	\$167,625	- 4.8%	\$152,637	\$180,775	+ 18.4%
Percent of Original List Price Received*	99.0%	99.8%	+ 0.8%	93.3%	99.2%	+ 6.3%
Days on Market Until Sale	67	26	- 61.2%	55	19	- 65.5%
Inventory of Homes for Sale	10	10	0.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

