

# Local Market Update – March 2016

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	182	<b>190</b>	+ 4.4%	420	<b>455</b>	+ 8.3%
Closed Sales	115	<b>110</b>	- 4.3%	261	<b>293</b>	+ 12.3%
Median Sales Price*	\$249,015	<b>\$268,500</b>	+ 7.8%	\$242,000	<b>\$262,000</b>	+ 8.3%
Average Sales Price*	\$268,634	<b>\$293,355</b>	+ 9.2%	\$256,709	<b>\$278,559</b>	+ 8.5%
Percent of Original List Price Received*	95.2%	<b>96.0%</b>	+ 0.8%	94.9%	<b>95.6%</b>	+ 0.7%
Days on Market Until Sale	58	<b>50</b>	- 13.8%	61	<b>50</b>	- 18.0%
Inventory of Homes for Sale	373	<b>244</b>	- 34.6%	--	--	--

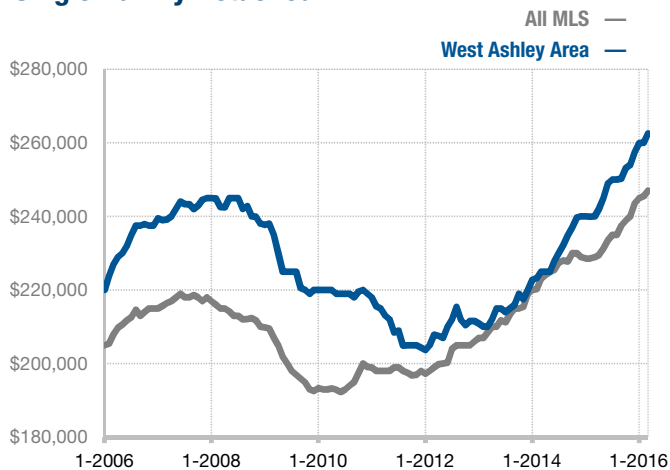
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	37	<b>60</b>	+ 62.2%	100	<b>145</b>	+ 45.0%
Closed Sales	25	<b>26</b>	+ 4.0%	64	<b>65</b>	+ 1.6%
Median Sales Price*	\$148,500	<b>\$166,700</b>	+ 12.3%	\$160,950	<b>\$157,000</b>	- 2.5%
Average Sales Price*	\$133,316	<b>\$175,015</b>	+ 31.3%	\$159,653	<b>\$165,614</b>	+ 3.7%
Percent of Original List Price Received*	96.6%	<b>95.8%</b>	- 0.8%	96.3%	<b>97.0%</b>	+ 0.7%
Days on Market Until Sale	49	<b>59</b>	+ 20.4%	64	<b>56</b>	- 12.5%
Inventory of Homes for Sale	94	<b>81</b>	- 13.8%	--	--	--

\* 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

