

Local Market Update – December 2017

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	300	302	+ 0.7%	4,600	5,096	+ 10.8%
Closed Sales	336	350	+ 4.2%	3,826	4,071	+ 6.4%
Median Sales Price*	\$225,000	\$237,950	+ 5.8%	\$220,700	\$230,000	+ 4.2%
Average Sales Price*	\$273,651	\$280,389	+ 2.5%	\$262,657	\$273,875	+ 4.3%
Percent of Original List Price Received*	97.9%	97.7%	- 0.2%	97.8%	97.8%	0.0%
Days on Market Until Sale	44	42	- 4.5%	51	43	- 15.7%
Inventory of Homes for Sale	879	826	- 6.0%	--	--	--

* 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.

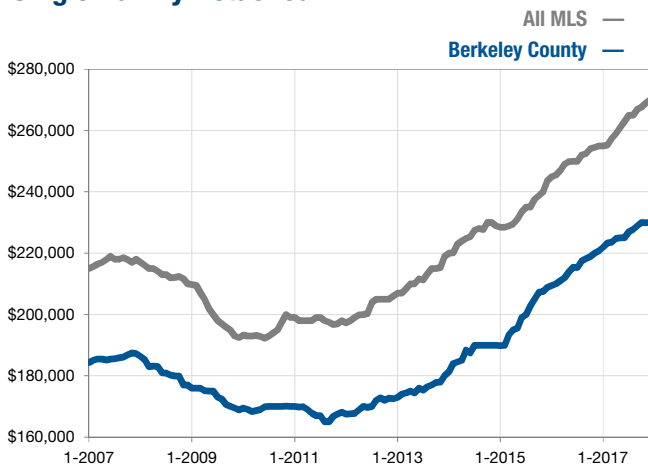
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	35	32	- 8.6%	693	768	+ 10.8%
Closed Sales	59	49	- 16.9%	532	654	+ 22.9%
Median Sales Price*	\$149,437	\$184,000	+ 23.1%	\$146,000	\$162,971	+ 11.6%
Average Sales Price*	\$163,233	\$238,154	+ 45.9%	\$184,257	\$196,538	+ 6.7%
Percent of Original List Price Received*	96.2%	97.2%	+ 1.0%	96.9%	97.6%	+ 0.7%
Days on Market Until Sale	48	64	+ 33.3%	51	55	+ 7.8%
Inventory of Homes for Sale	146	112	- 23.3%	--	--	--

* 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

