

# Local Market Update – December 2017

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



## Edisto Area

Areas 26, 27 & 28

Single-Family Detached	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	10	5	- 50.0%	150	157	+ 4.7%
Closed Sales	10	8	- 20.0%	112	120	+ 7.1%
Median Sales Price*	\$474,500	<b>\$352,500</b>	- 25.7%	\$395,250	<b>\$395,000</b>	- 0.1%
Average Sales Price*	\$486,375	<b>\$498,313</b>	+ 2.5%	\$456,134	<b>\$542,280</b>	+ 18.9%
Percent of Original List Price Received*	87.4%	<b>95.5%</b>	+ 9.3%	92.5%	<b>93.6%</b>	+ 1.2%
Days on Market Until Sale	193	<b>161</b>	- 16.6%	145	<b>161</b>	+ 11.0%
Inventory of Homes for Sale	92	<b>69</b>	- 25.0%	--	--	--

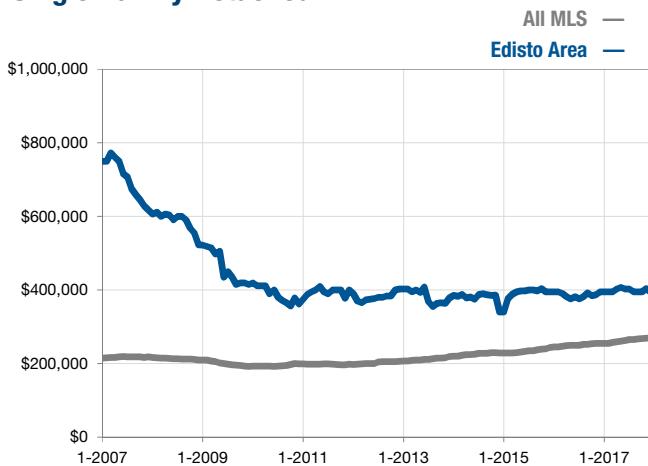
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	39	43	+ 10.3%
Closed Sales	0	3	--	22	39	+ 77.3%
Median Sales Price*	\$0	<b>\$80,000</b>	--	\$137,250	<b>\$144,500</b>	+ 5.3%
Average Sales Price*	\$0	<b>\$110,667</b>	--	\$163,911	<b>\$178,563</b>	+ 8.9%
Percent of Original List Price Received*	0.0%	<b>90.8%</b>	--	89.4%	<b>93.1%</b>	+ 4.1%
Days on Market Until Sale	0	<b>121</b>	--	147	<b>137</b>	- 6.8%
Inventory of Homes for Sale	26	<b>16</b>	- 38.5%	--	--	--

\* 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

