

# Local Market Update – July 2016

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	18	<b>22</b>	+ 22.2%	121	<b>148</b>	+ 22.3%
Closed Sales	24	<b>15</b>	- 37.5%	123	<b>93</b>	- 24.4%
Median Sales Price*	\$334,750	<b>\$445,000</b>	+ 32.9%	\$345,000	<b>\$404,000</b>	+ 17.1%
Average Sales Price*	\$352,021	<b>\$485,367</b>	+ 37.9%	\$349,092	<b>\$424,200</b>	+ 21.5%
Percent of Original List Price Received*	96.5%	<b>93.6%</b>	- 3.0%	95.4%	<b>94.7%</b>	- 0.7%
Days on Market Until Sale	40	<b>20</b>	- 50.0%	56	<b>43</b>	- 23.2%
Inventory of Homes for Sale	32	<b>43</b>	+ 34.4%	--	--	--

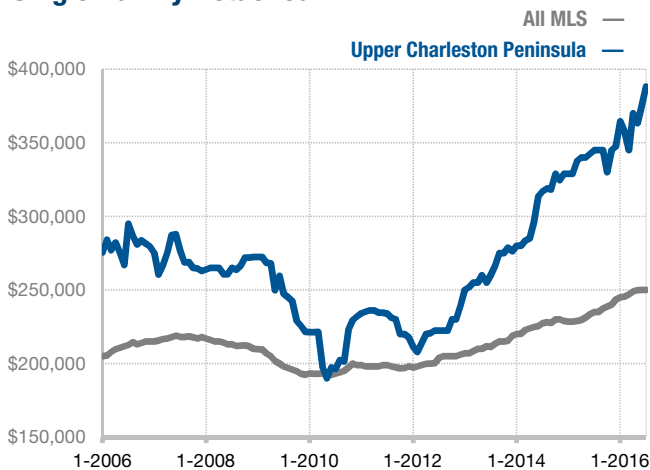
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>1</b>	- 83.3%	26	<b>30</b>	+ 15.4%
Closed Sales	7	<b>3</b>	- 57.1%	18	<b>19</b>	+ 5.6%
Median Sales Price*	\$292,000	<b>\$315,000</b>	+ 7.9%	\$288,750	<b>\$265,000</b>	- 8.2%
Average Sales Price*	\$321,357	<b>\$353,067</b>	+ 9.9%	\$303,447	<b>\$335,084</b>	+ 10.4%
Percent of Original List Price Received*	92.7%	<b>96.2%</b>	+ 3.8%	93.4%	<b>99.1%</b>	+ 6.1%
Days on Market Until Sale	90	<b>39</b>	- 56.7%	88	<b>52</b>	- 40.9%
Inventory of Homes for Sale	14	<b>9</b>	- 35.7%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

