

Local Market Update – July 2016

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	154	138	- 10.4%	1,066	1,134	+ 6.4%
Closed Sales	132	137	+ 3.8%	827	854	+ 3.3%
Median Sales Price*	\$262,500	\$300,365	+ 14.4%	\$254,000	\$275,000	+ 8.3%
Average Sales Price*	\$273,799	\$304,310	+ 11.1%	\$272,635	\$290,976	+ 6.7%
Percent of Original List Price Received*	96.6%	96.6%	0.0%	96.1%	96.7%	+ 0.6%
Days on Market Until Sale	39	45	+ 15.4%	49	39	- 20.4%
Inventory of Homes for Sale	355	239	- 32.7%	--	--	--

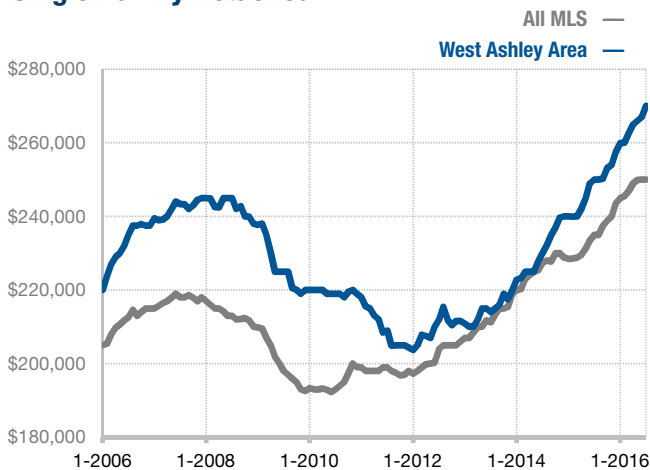
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	53	55	+ 3.8%	266	341	+ 28.2%
Closed Sales	34	44	+ 29.4%	205	228	+ 11.2%
Median Sales Price*	\$167,250	\$176,750	+ 5.7%	\$162,000	\$173,000	+ 6.8%
Average Sales Price*	\$167,228	\$169,580	+ 1.4%	\$158,681	\$178,854	+ 12.7%
Percent of Original List Price Received*	95.2%	96.8%	+ 1.7%	96.4%	96.9%	+ 0.5%
Days on Market Until Sale	54	50	- 7.4%	51	49	- 3.9%
Inventory of Homes for Sale	100	79	- 21.0%	--	--	--

* 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

