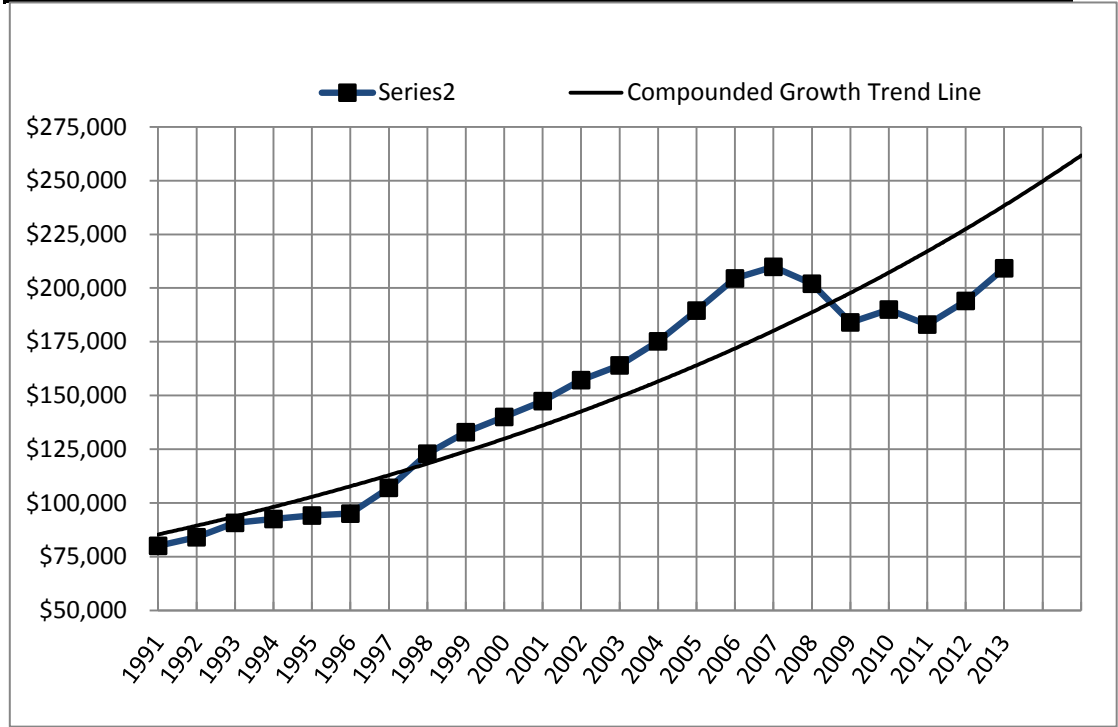


Year	Yearly Sales	Median Sales Price	% change in Median SP over the previous year	Avg Yearly Inventory
1991	3704	\$80,000		4708
1992	5479	\$84,000	5.00%	5107
1993	5101	\$90,700	7.98%	5400
1994	5652	\$92,500	1.98%	5316
1995	5649	\$94,111	1.74%	5388
1996	6257	\$95,000	0.94%	4783
1997	6542	\$107,000	12.63%	3882
1998	7601	\$122,900	14.86%	2933
1999	7816	\$132,900	8.14%	2755
2000	8120	\$140,000	5.34%	3520
2001	8272	\$147,364	5.26%	5223
2002	9494	\$157,130	6.63%	5678
2003	11612	\$164,000	4.37%	5123
2004	13989	\$175,187	6.82%	4264
2005	17615	\$189,500	8.17%	4207
2006	16290	\$204,467	7.90%	7749
2007	12600	\$209,865	2.64%	10723
2008	8815	\$202,000	-3.75%	11027
2009	8137	\$184,000	-8.91%	10461
2010	8611	\$190,000	3.26%	9865
2011	9169	\$183,000	-3.68%	8588
2012	10401	\$194,000	6.01%	6836
2013	12685	\$209,200	7.84%	6219



The growth trend line, created by using regression analysis, shows a continuously compounded appreciation rate of 5% for the median sales price in Charleston since 1991. At that compounded rate, it takes a little over 14 years for your property value to double. This chart includes ALL residential closed sales for areas 11-78, the tri-county area. Avg Yearly Inventory includes active and contingent listings on the 16th of each month.

Supply and Demand

