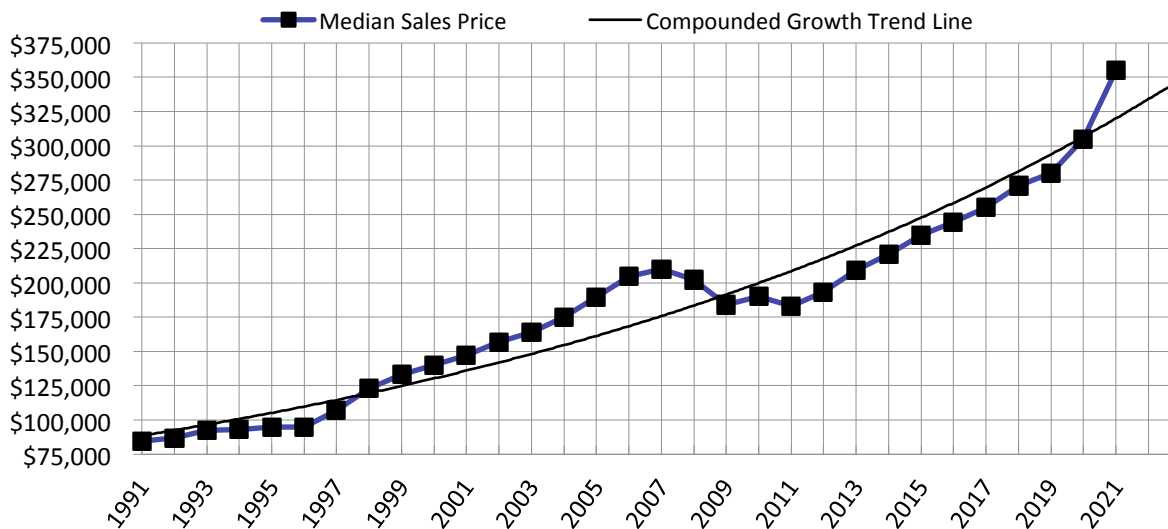


Year	Yearly Sales	Median Sales Price	% change in Median SP over the previous year	Avg Yearly Inventory
1991	3423	\$84,500		3175
1992	4182	\$87,000	2.96%	3874
1993	4315	\$92,500	6.32%	4431
1994	5048	\$93,000	0.54%	4569
1995	5430	\$95,000	2.15%	4890
1996	6207	\$95,000	0.00%	4412
1997	6536	\$107,000	12.63%	3494
1998	7595	\$123,000	14.95%	2565
1999	7815	\$133,000	8.13%	2425
2000	8121	\$140,000	5.26%	3503
2001	8272	\$147,000	5.00%	5170
2002	9493	\$157,000	6.80%	5607
2003	11612	\$164,000	4.46%	5064
2004	13989	\$175,000	6.71%	4218
2005	17615	\$189,500	8.29%	4168
2006	16293	\$204,500	7.92%	7711
2007	12603	\$210,000	2.69%	10679
2008	8816	\$202,000	-3.81%	10906
2009	8141	\$184,000	-8.91%	10368
2010	8611	\$190,000	3.26%	9800
2011	9172	\$183,000	-3.68%	8527
2012	10405	\$193,500	5.74%	6840
2013	12717	\$209,000	8.01%	6173
2014	13674	\$221,000	5.74%	6115
2015	15620	\$235,000	6.33%	5805
2016	17300	\$244,000	3.83%	5422
2017	17914	\$255,000	4.51%	5216
2018	17597	\$271,000	6.27%	5341
2019	17970	\$280,000	3.32%	5581
2020	21090	\$305,000	8.93%	4213
2021	23227	\$355,000	16.39%	1961

Median Sales Price



The growth trend line, created by using regression analysis, shows a continuously compounded appreciation rate of 4.3% for the median sales price in Charleston since 1991. At that compounded rate, it takes a little less than 17 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 listings on the 16th of each month.

◆ Demand ■ Supply **Supply and Demand**

