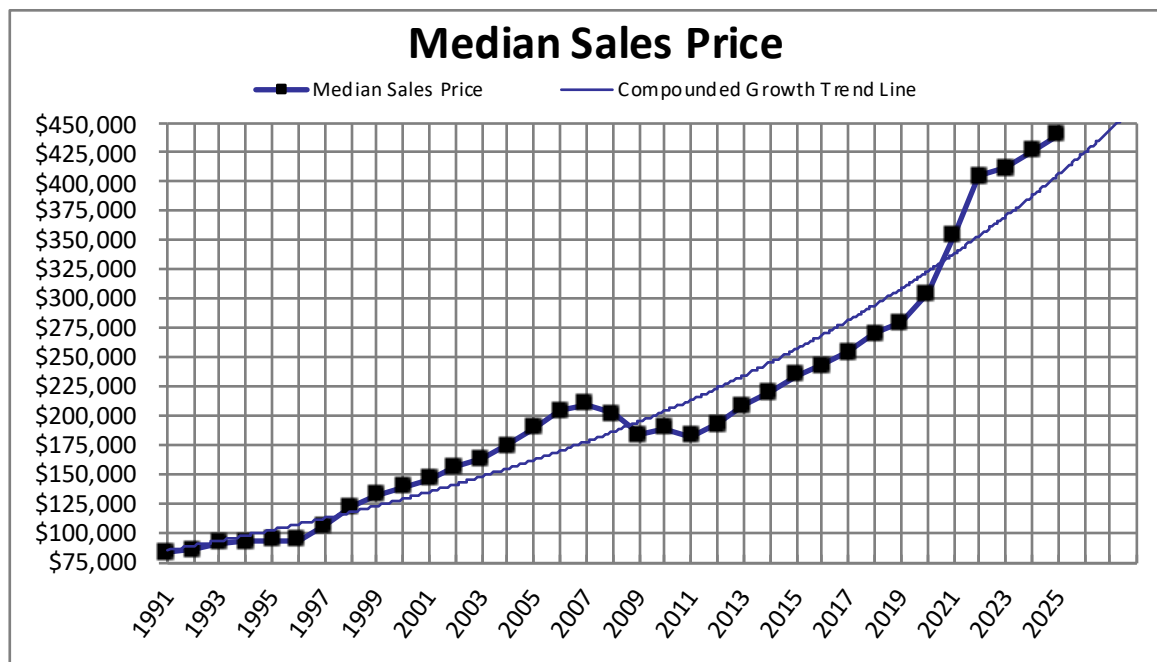


Year	Yearly Sales	Median Sales Price	% change in Median SP over the previous year	Avg Yearly Inventory
1991	3,423	\$84,500		3175
1992	4,182	\$87,000	2.96%	3874
1993	4,315	\$92,500	6.32%	4431
1994	5,048	\$93,000	0.54%	4569
1995	5,430	\$95,000	2.15%	4890
1996	6,207	\$95,000	0.00%	4412
1997	6,536	\$107,000	12.63%	3494
1998	7,595	\$123,000	14.95%	2565
1999	7,815	\$133,000	8.13%	2425
2000	8,121	\$140,000	5.26%	3503
2001	8,272	\$147,000	5.00%	5170
2002	9,493	\$157,000	6.80%	5607
2003	11,612	\$164,000	4.46%	5064
2004	13,989	\$175,000	6.71%	4218
2005	17,615	\$189,500	8.29%	4168
2006	16,293	\$204,500	7.92%	7711
2007	12,603	\$210,000	2.69%	10679
2008	8,816	\$202,000	-3.81%	10906
2009	8,141	\$184,000	-8.91%	10368
2010	8,611	\$190,000	3.26%	9800
2011	9,172	\$183,000	-3.68%	8527
2012	10,405	\$193,500	5.74%	6840
2013	12,717	\$209,000	8.01%	6173
2014	13,674	\$221,000	5.74%	6115
2015	15,620	\$235,000	6.33%	5805
2016	17,301	\$244,000	3.83%	5424
2017	17,913	\$255,000	4.51%	5218
2018	17,601	\$271,000	6.27%	5342
2019	17,971	\$280,000	3.32%	5584
2020	21,098	\$305,000	8.93%	4219
2021	23,279	\$355,000	16.39%	2014
2022	18,911	\$405,000	14.08%	2261
2023	16,018	\$412,000	1.73%	2700
2024	16,200	\$427,000	3.64%	3639
2025	16,474	\$440,000	3.04%	4478



The growth trend line, created by using regression analysis, shows a continuously compounded appreciation rate of 4.6% for the median sales price in Charleston since 1991. At that compounded rate, it takes about 16 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.

