

# Local Market Update – May 2016

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



## James Island

Area 21

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	91	84	- 7.7%	418	389	- 6.9%
Closed Sales	83	66	- 20.5%	320	284	- 11.3%
Median Sales Price*	\$307,500	<b>\$305,000</b>	- 0.8%	\$308,750	<b>\$305,000</b>	- 1.2%
Average Sales Price*	\$372,494	<b>\$322,301</b>	- 13.5%	\$367,471	<b>\$337,391</b>	- 8.2%
Percent of Original List Price Received*	96.4%	<b>97.8%</b>	+ 1.5%	96.0%	<b>96.8%</b>	+ 0.8%
Days on Market Until Sale	53	<b>40</b>	- 24.5%	62	<b>43</b>	- 30.6%
Inventory of Homes for Sale	194	<b>119</b>	- 38.7%	--	--	--

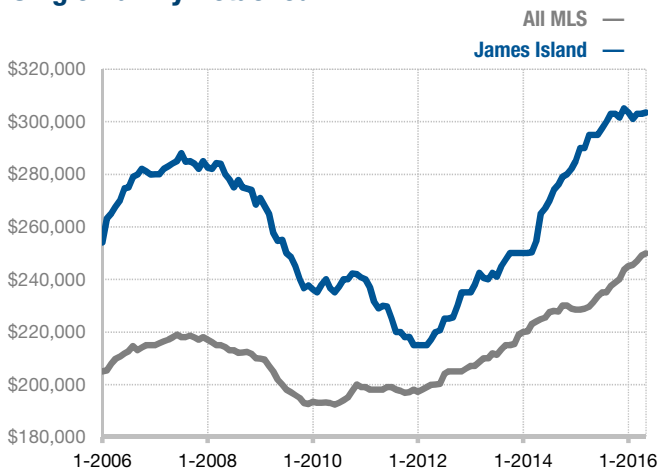
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>26</b>	+ 23.8%	100	<b>118</b>	+ 18.0%
Closed Sales	13	<b>21</b>	+ 61.5%	48	<b>86</b>	+ 79.2%
Median Sales Price*	\$182,000	<b>\$153,000</b>	- 15.9%	\$156,000	<b>\$170,750</b>	+ 9.5%
Average Sales Price*	\$208,165	<b>\$153,725</b>	- 26.2%	\$176,021	<b>\$166,411</b>	- 5.5%
Percent of Original List Price Received*	96.4%	<b>96.7%</b>	+ 0.3%	96.4%	<b>95.3%</b>	- 1.1%
Days on Market Until Sale	33	<b>45</b>	+ 36.4%	72	<b>59</b>	- 18.1%
Inventory of Homes for Sale	49	<b>30</b>	- 38.8%	--	--	--

\* 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

