

Local Market Update – May 2016

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	70	80	+ 14.3%	322	360	+ 11.8%
Closed Sales	52	63	+ 21.2%	190	220	+ 15.8%
Median Sales Price*	\$248,105	\$290,000	+ 16.9%	\$257,900	\$285,697	+ 10.8%
Average Sales Price*	\$280,886	\$322,030	+ 14.6%	\$326,268	\$334,134	+ 2.4%
Percent of Original List Price Received*	98.0%	97.8%	- 0.2%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	44	71	+ 61.4%	55	60	+ 9.1%
Inventory of Homes for Sale	173	176	+ 1.7%	--	--	--

* 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.

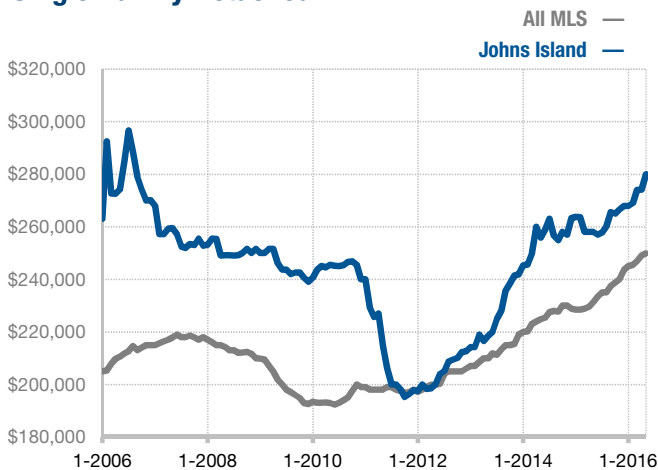
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	12	8	- 33.3%	38	46	+ 21.1%
Closed Sales	4	7	+ 75.0%	21	28	+ 33.3%
Median Sales Price*	\$151,500	\$203,000	+ 34.0%	\$192,000	\$202,750	+ 5.6%
Average Sales Price*	\$155,625	\$204,200	+ 31.2%	\$179,386	\$197,154	+ 9.9%
Percent of Original List Price Received*	100.8%	107.9%	+ 7.0%	96.3%	98.2%	+ 2.0%
Days on Market Until Sale	39	48	+ 23.1%	60	39	- 35.0%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--

* 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

