

Local Market Update – July 2016

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



Johns Island

Area 23

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	54	50	- 7.4%	439	474	+ 8.0%
Closed Sales	52	51	- 1.9%	297	333	+ 12.1%
Median Sales Price*	\$268,449	\$277,055	+ 3.2%	\$259,500	\$285,869	+ 10.2%
Average Sales Price*	\$372,652	\$319,276	- 14.3%	\$328,470	\$327,535	- 0.3%
Percent of Original List Price Received*	97.4%	100.7%	+ 3.4%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	52	31	- 40.4%	55	54	- 1.8%
Inventory of Homes for Sale	189	173	- 8.5%	--	--	--

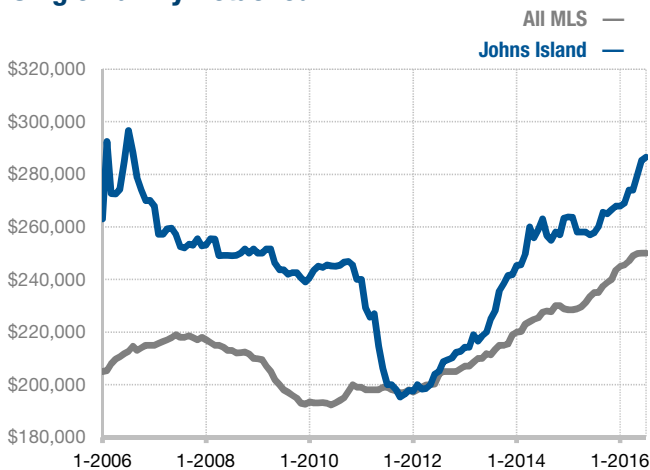
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	8	5	- 37.5%	54	64	+ 18.5%
Closed Sales	4	11	+ 175.0%	35	51	+ 45.7%
Median Sales Price*	\$176,250	\$212,000	+ 20.3%	\$194,500	\$210,000	+ 8.0%
Average Sales Price*	\$162,375	\$198,545	+ 22.3%	\$186,146	\$202,319	+ 8.7%
Percent of Original List Price Received*	90.1%	97.8%	+ 8.5%	95.9%	97.5%	+ 1.7%
Days on Market Until Sale	61	34	- 44.3%	61	48	- 21.3%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--

* 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

