

# Local Market Update – August 2016

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



## James Island

Area 21

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	61	<b>65</b>	+ 6.6%	642	<b>634</b>	- 1.2%
Closed Sales	54	<b>50</b>	- 7.4%	542	<b>481</b>	- 11.3%
Median Sales Price*	\$303,000	<b>\$338,150</b>	+ 11.6%	\$304,250	<b>\$310,000</b>	+ 1.9%
Average Sales Price*	\$314,466	<b>\$383,904</b>	+ 22.1%	\$350,650	<b>\$343,638</b>	- 2.0%
Percent of Original List Price Received*	95.4%	<b>97.7%</b>	+ 2.4%	96.2%	<b>96.8%</b>	+ 0.6%
Days on Market Until Sale	41	<b>31</b>	- 24.4%	50	<b>41</b>	- 18.0%
Inventory of Homes for Sale	190	<b>142</b>	- 25.3%	--	--	--

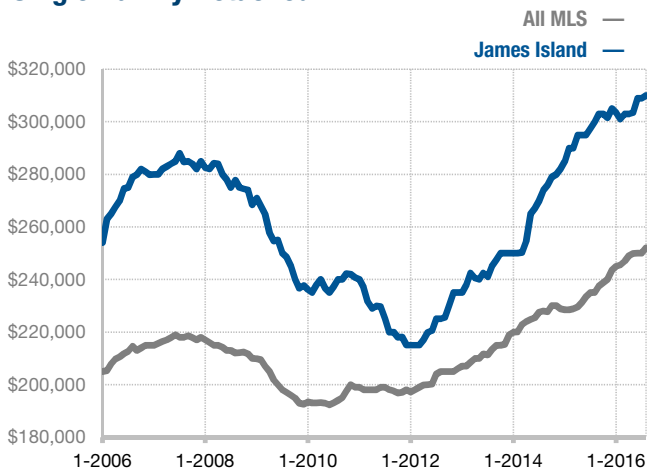
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	15	<b>27</b>	+ 80.0%	157	<b>205</b>	+ 30.6%
Closed Sales	22	<b>26</b>	+ 18.2%	103	<b>162</b>	+ 57.3%
Median Sales Price*	\$171,000	<b>\$190,250</b>	+ 11.3%	\$169,000	<b>\$176,500</b>	+ 4.4%
Average Sales Price*	\$167,608	<b>\$181,246</b>	+ 8.1%	\$172,744	<b>\$170,267</b>	- 1.4%
Percent of Original List Price Received*	96.5%	<b>95.6%</b>	- 0.9%	96.1%	<b>95.9%</b>	- 0.2%
Days on Market Until Sale	36	<b>41</b>	+ 13.9%	56	<b>47</b>	- 16.1%
Inventory of Homes for Sale	43	<b>39</b>	- 9.3%	--	--	--

\* 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

