

Local Market Update – August 2016

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



Johns Island

Area 23

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	72	63	- 12.5%	511	537	+ 5.1%
Closed Sales	33	58	+ 75.8%	330	391	+ 18.5%
Median Sales Price*	\$265,000	\$268,250	+ 1.2%	\$259,540	\$285,000	+ 9.8%
Average Sales Price*	\$277,796	\$340,500	+ 22.6%	\$323,403	\$329,459	+ 1.9%
Percent of Original List Price Received*	97.5%	98.4%	+ 0.9%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	36	43	+ 19.4%	52	51	- 1.9%
Inventory of Homes for Sale	199	188	- 5.5%	--	--	--

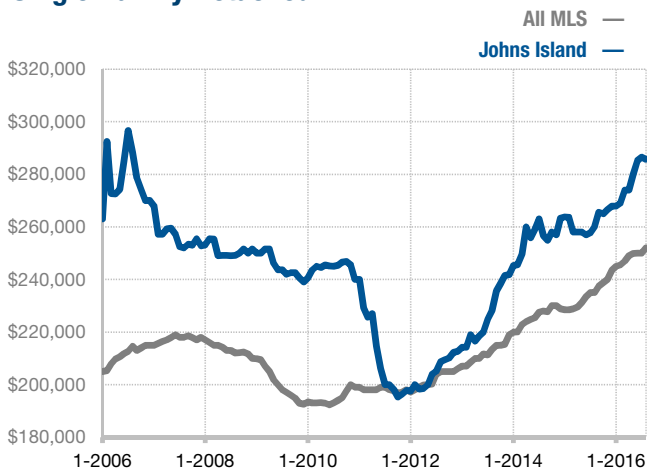
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	6	9	+ 50.0%	60	73	+ 21.7%
Closed Sales	6	3	- 50.0%	41	54	+ 31.7%
Median Sales Price*	\$207,000	\$225,000	+ 8.7%	\$199,000	\$211,000	+ 6.0%
Average Sales Price*	\$203,000	\$210,292	+ 3.6%	\$188,612	\$202,762	+ 7.5%
Percent of Original List Price Received*	98.2%	95.8%	- 2.4%	96.3%	97.4%	+ 1.1%
Days on Market Until Sale	22	20	- 9.1%	55	46	- 16.4%
Inventory of Homes for Sale	18	18	0.0%	--	--	--

* 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

