

Local Market Update – September 2016

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



James Island

Area 21

Single-Family Detached

Key Metrics	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	79	78	- 1.3%	721	714	- 1.0%
Closed Sales	58	59	+ 1.7%	600	540	- 10.0%
Median Sales Price*	\$318,250	\$300,000	- 5.7%	\$305,000	\$310,000	+ 1.6%
Average Sales Price*	\$345,361	\$365,446	+ 5.8%	\$350,139	\$346,020	- 1.2%
Percent of Original List Price Received*	95.4%	95.6%	+ 0.2%	96.1%	96.7%	+ 0.6%
Days on Market Until Sale	37	41	+ 10.8%	49	41	- 16.3%
Inventory of Homes for Sale	193	162	- 16.1%	--	--	--

* 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.

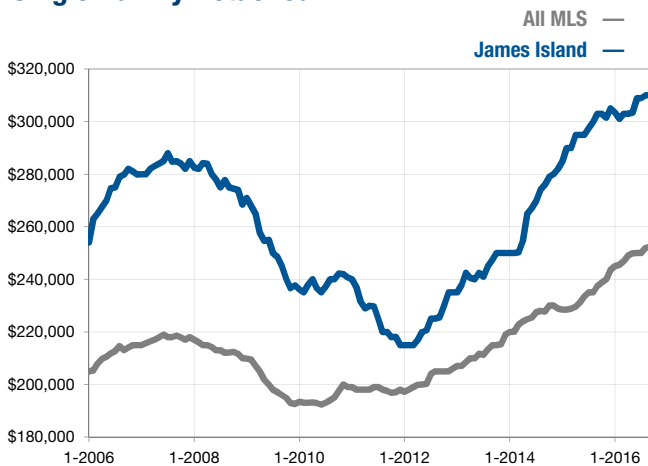
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	22	20	- 9.1%	179	225	+ 25.7%
Closed Sales	15	19	+ 26.7%	118	181	+ 53.4%
Median Sales Price*	\$177,500	\$176,500	- 0.6%	\$170,000	\$176,500	+ 3.8%
Average Sales Price*	\$209,253	\$196,889	- 5.9%	\$177,385	\$173,061	- 2.4%
Percent of Original List Price Received*	95.3%	98.4%	+ 3.3%	96.0%	96.1%	+ 0.1%
Days on Market Until Sale	30	20	- 33.3%	53	45	- 15.1%
Inventory of Homes for Sale	44	46	+ 4.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

