

# Local Market Update – October 2016

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	56	41	- 26.8%	777	754	- 3.0%
Closed Sales	57	39	- 31.6%	657	581	- 11.6%
Median Sales Price*	\$285,000	<b>\$332,000</b>	+ 16.5%	\$304,500	<b>\$310,825</b>	+ 2.1%
Average Sales Price*	\$347,071	<b>\$440,623</b>	+ 27.0%	\$349,873	<b>\$352,027</b>	+ 0.6%
Percent of Original List Price Received*	95.8%	<b>95.2%</b>	- 0.6%	96.1%	<b>96.6%</b>	+ 0.5%
Days on Market Until Sale	35	<b>34</b>	- 2.9%	48	<b>40</b>	- 16.7%
Inventory of Homes for Sale	183	<b>157</b>	- 14.2%	--	--	--

\* 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.

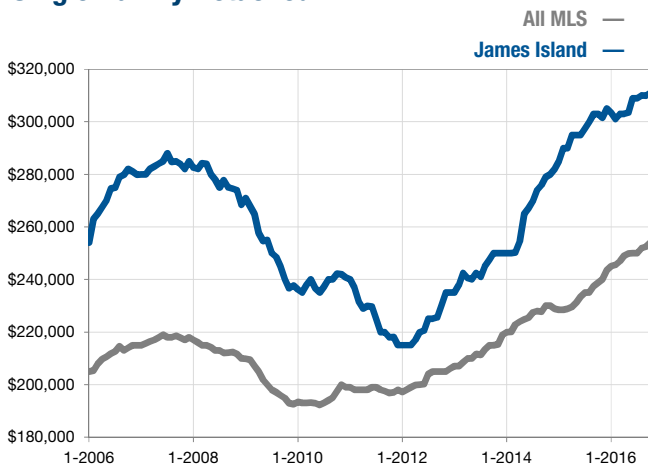
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	15	17	+ 13.3%	194	242	+ 24.7%
Closed Sales	15	9	- 40.0%	133	191	+ 43.6%
Median Sales Price*	\$155,000	<b>\$189,500</b>	+ 22.3%	\$170,000	<b>\$176,500</b>	+ 3.8%
Average Sales Price*	\$154,943	<b>\$176,611</b>	+ 14.0%	\$174,854	<b>\$173,003</b>	- 1.1%
Percent of Original List Price Received*	94.1%	<b>95.6%</b>	+ 1.6%	95.8%	<b>96.1%</b>	+ 0.3%
Days on Market Until Sale	28	37	+ 32.1%	50	45	- 10.0%
Inventory of Homes for Sale	49	49	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

