

# Local Market Update – November 2016

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	64	62	- 3.1%	841	816	- 3.0%
Closed Sales	56	45	- 19.6%	713	626	- 12.2%
Median Sales Price*	\$300,000	<b>\$315,000</b>	+ 5.0%	\$304,000	<b>\$310,913</b>	+ 2.3%
Average Sales Price*	\$353,133	<b>\$370,905</b>	+ 5.0%	\$350,129	<b>\$353,413</b>	+ 0.9%
Percent of Original List Price Received*	97.1%	<b>95.0%</b>	- 2.2%	96.1%	<b>96.4%</b>	+ 0.3%
Days on Market Until Sale	37	48	+ 29.7%	47	41	- 12.8%
Inventory of Homes for Sale	175	148	- 15.4%	--	--	--

\* 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.

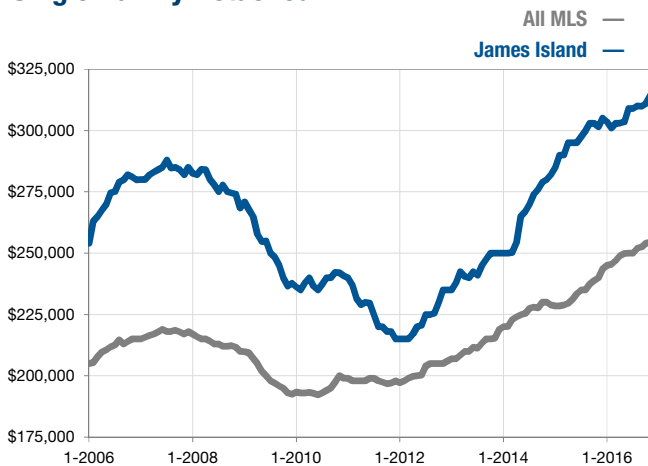
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	16	20	+ 25.0%	210	263	+ 25.2%
Closed Sales	7	12	+ 71.4%	140	203	+ 45.0%
Median Sales Price*	\$130,000	<b>\$212,000</b>	+ 63.1%	\$170,000	<b>\$179,500</b>	+ 5.6%
Average Sales Price*	\$152,871	<b>\$215,833</b>	+ 41.2%	\$173,755	<b>\$175,535</b>	+ 1.0%
Percent of Original List Price Received*	89.8%	<b>97.2%</b>	+ 8.2%	95.5%	<b>96.2%</b>	+ 0.7%
Days on Market Until Sale	66	50	- 24.2%	51	45	- 11.8%
Inventory of Homes for Sale	53	54	+ 1.9%	--	--	--

\* 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

