

# Local Market Update – January 2017

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	January			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	68	<b>86</b>	+ 26.5%	68	<b>86</b>	+ 26.5%
Closed Sales	48	<b>44</b>	- 8.3%	48	<b>44</b>	- 8.3%
Median Sales Price*	\$310,000	<b>\$315,000</b>	+ 1.6%	\$310,000	<b>\$315,000</b>	+ 1.6%
Average Sales Price*	\$346,076	<b>\$429,677</b>	+ 24.2%	\$346,076	<b>\$429,677</b>	+ 24.2%
Percent of Original List Price Received*	95.7%	<b>92.9%</b>	- 2.9%	95.7%	<b>92.9%</b>	- 2.9%
Days on Market Until Sale	44	<b>76</b>	+ 72.7%	44	<b>76</b>	+ 72.7%
Inventory of Homes for Sale	142	<b>131</b>	- 7.7%	--	--	--

\* 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.

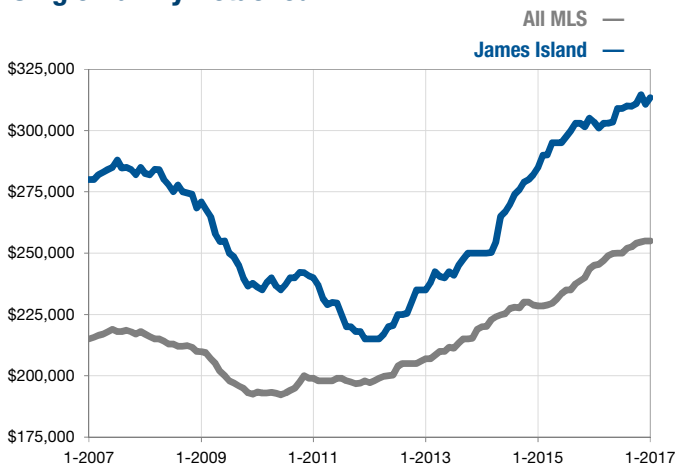
### Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	19	<b>14</b>	- 26.3%	19	<b>14</b>	- 26.3%
Closed Sales	12	<b>19</b>	+ 58.3%	12	<b>19</b>	+ 58.3%
Median Sales Price*	\$168,500	<b>\$183,000</b>	+ 8.6%	\$168,500	<b>\$183,000</b>	+ 8.6%
Average Sales Price*	\$156,583	<b>\$188,892</b>	+ 20.6%	\$156,583	<b>\$188,892</b>	+ 20.6%
Percent of Original List Price Received*	94.0%	<b>93.6%</b>	- 0.4%	94.0%	<b>93.6%</b>	- 0.4%
Days on Market Until Sale	69	<b>68</b>	- 1.4%	69	<b>68</b>	- 1.4%
Inventory of Homes for Sale	50	<b>42</b>	- 16.0%	--	--	--

\* 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

