

# Local Market Update – February 2017

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	73	<b>75</b>	+ 2.7%	141	<b>161</b>	+ 14.2%
Closed Sales	50	<b>55</b>	+ 10.0%	98	<b>99</b>	+ 1.0%
Median Sales Price*	\$292,250	<b>\$320,000</b>	+ 9.5%	\$305,000	<b>\$315,000</b>	+ 3.3%
Average Sales Price*	\$332,719	<b>\$367,146</b>	+ 10.3%	\$339,261	<b>\$394,937</b>	+ 16.4%
Percent of Original List Price Received*	95.8%	<b>95.1%</b>	- 0.7%	95.8%	<b>94.2%</b>	- 1.7%
Days on Market Until Sale	55	<b>44</b>	- 20.0%	50	<b>58</b>	+ 16.0%
Inventory of Homes for Sale	153	<b>124</b>	- 19.0%	--	--	--

\* 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.

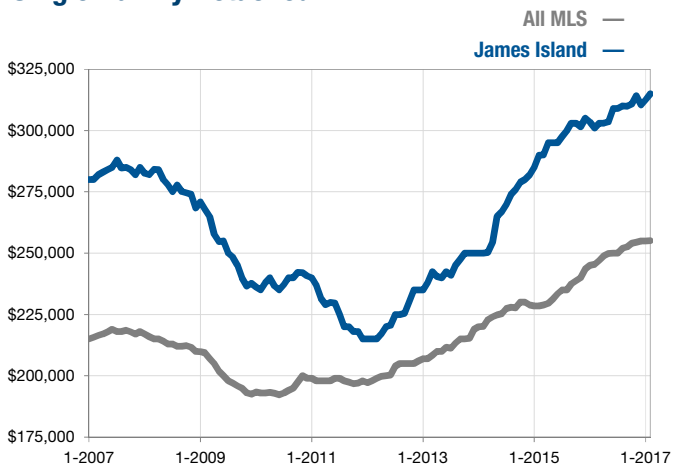
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	20	<b>26</b>	+ 30.0%	39	<b>40</b>	+ 2.6%
Closed Sales	13	<b>12</b>	- 7.7%	25	<b>31</b>	+ 24.0%
Median Sales Price*	\$138,000	<b>\$193,450</b>	+ 40.2%	\$165,000	<b>\$185,000</b>	+ 12.1%
Average Sales Price*	\$165,731	<b>\$183,342</b>	+ 10.6%	\$161,340	<b>\$186,744</b>	+ 15.7%
Percent of Original List Price Received*	94.2%	<b>92.9%</b>	- 1.4%	94.1%	<b>93.3%</b>	- 0.9%
Days on Market Until Sale	26	<b>73</b>	+ 180.8%	47	<b>70</b>	+ 48.9%
Inventory of Homes for Sale	48	<b>44</b>	- 8.3%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

