

# Local Market Update – March 2017

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	March			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	81	103	+ 27.2%	222	264	+ 18.9%
Closed Sales	59	73	+ 23.7%	157	172	+ 9.6%
Median Sales Price*	\$305,000	\$340,000	+ 11.5%	\$305,000	\$322,500	+ 5.7%
Average Sales Price*	\$343,427	\$362,116	+ 5.4%	\$340,827	\$381,008	+ 11.8%
Percent of Original List Price Received*	97.6%	96.1%	- 1.5%	96.4%	95.0%	- 1.5%
Days on Market Until Sale	37	63	+ 70.3%	45	60	+ 33.3%
Inventory of Homes for Sale	141	150	+ 6.4%	--	--	--

\* 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.

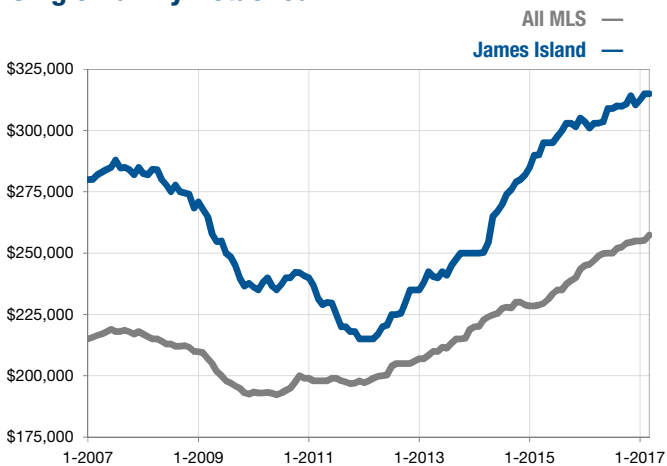
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	26	31	+ 19.2%	65	71	+ 9.2%
Closed Sales	17	25	+ 47.1%	42	56	+ 33.3%
Median Sales Price*	\$179,900	\$173,000	- 3.8%	\$173,000	\$180,000	+ 4.0%
Average Sales Price*	\$184,288	\$182,605	- 0.9%	\$170,629	\$184,896	+ 8.4%
Percent of Original List Price Received*	95.5%	96.1%	+ 0.6%	94.7%	94.6%	- 0.1%
Days on Market Until Sale	64	54	- 15.6%	54	63	+ 16.7%
Inventory of Homes for Sale	46	41	- 10.9%	--	--	--

\* 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

