

Local Market Update – April 2017

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



James Island

Area 21

Single-Family Detached

Key Metrics	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	82	122	+ 48.8%	304	387	+ 27.3%
Closed Sales	61	57	- 6.6%	218	230	+ 5.5%
Median Sales Price*	\$306,000	\$335,000	+ 9.5%	\$305,000	\$330,000	+ 8.2%
Average Sales Price*	\$344,875	\$388,923	+ 12.8%	\$341,960	\$382,539	+ 11.9%
Percent of Original List Price Received*	96.6%	97.4%	+ 0.8%	96.5%	95.6%	- 0.9%
Days on Market Until Sale	41	33	- 19.5%	44	53	+ 20.5%
Inventory of Homes for Sale	138	180	+ 30.4%	--	--	--

* 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.

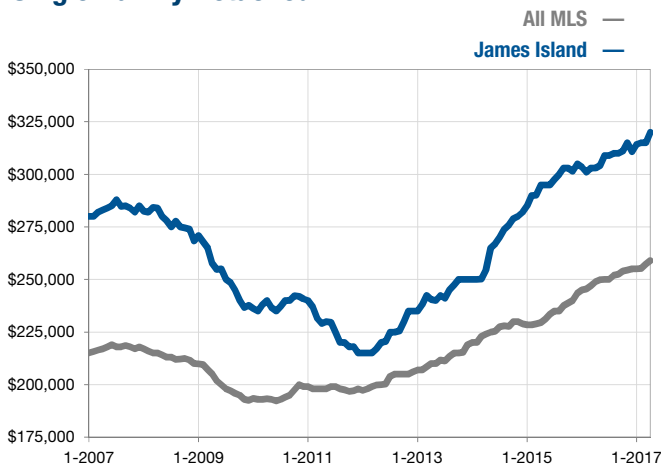
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	26	25	- 3.8%	91	96	+ 5.5%
Closed Sales	22	22	0.0%	64	78	+ 21.9%
Median Sales Price*	\$171,000	\$187,500	+ 9.6%	\$172,250	\$180,000	+ 4.5%
Average Sales Price*	\$169,032	\$209,259	+ 23.8%	\$170,080	\$191,767	+ 12.8%
Percent of Original List Price Received*	94.9%	97.4%	+ 2.6%	94.7%	95.4%	+ 0.7%
Days on Market Until Sale	81	26	- 67.9%	63	52	- 17.5%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--

* 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

