

# Local Market Update – July 2017

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	90	86	- 4.4%	568	665	+ 17.1%
Closed Sales	65	71	+ 9.2%	434	463	+ 6.7%
Median Sales Price*	\$299,500	<b>\$384,150</b>	+ 28.3%	\$309,000	<b>\$348,000</b>	+ 12.6%
Average Sales Price*	\$308,719	<b>\$410,442</b>	+ 32.9%	\$339,801	<b>\$403,244</b>	+ 18.7%
Percent of Original List Price Received*	95.7%	<b>95.3%</b>	- 0.4%	96.7%	<b>96.1%</b>	- 0.6%
Days on Market Until Sale	44	<b>43</b>	- 2.3%	42	<b>43</b>	+ 2.4%
Inventory of Homes for Sale	173	<b>159</b>	- 8.1%	--	--	--

\* 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.

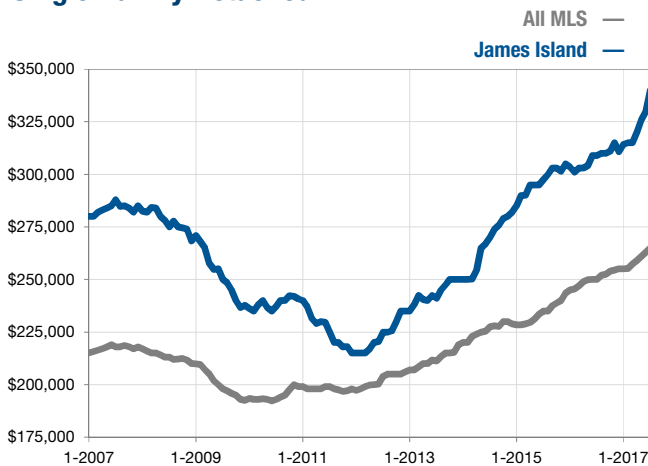
### Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	27	17	- 37.0%	178	159	- 10.7%
Closed Sales	22	17	- 22.7%	136	149	+ 9.6%
Median Sales Price*	\$145,650	<b>\$210,000</b>	+ 44.2%	\$174,250	<b>\$185,500</b>	+ 6.5%
Average Sales Price*	\$160,886	<b>\$199,360</b>	+ 23.9%	\$168,168	<b>\$190,996</b>	+ 13.6%
Percent of Original List Price Received*	97.6%	<b>97.6%</b>	0.0%	95.9%	<b>96.6%</b>	+ 0.7%
Days on Market Until Sale	25	<b>35</b>	+ 40.0%	48	<b>47</b>	- 2.1%
Inventory of Homes for Sale	41	<b>29</b>	- 29.3%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

