

Local Market Update – August 2017

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



James Island

Area 21

Single-Family Detached

Key Metrics	August			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	67	75	+ 11.9%	635	742	+ 16.9%
Closed Sales	51	67	+ 31.4%	486	531	+ 9.3%
Median Sales Price*	\$336,300	\$359,900	+ 7.0%	\$310,000	\$348,000	+ 12.3%
Average Sales Price*	\$381,719	\$442,535	+ 15.9%	\$343,614	\$407,977	+ 18.7%
Percent of Original List Price Received*	97.5%	94.7%	- 2.9%	96.8%	95.9%	- 0.9%
Days on Market Until Sale	32	45	+ 40.6%	41	43	+ 4.9%
Inventory of Homes for Sale	170	171	+ 0.6%	--	--	--

* 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.

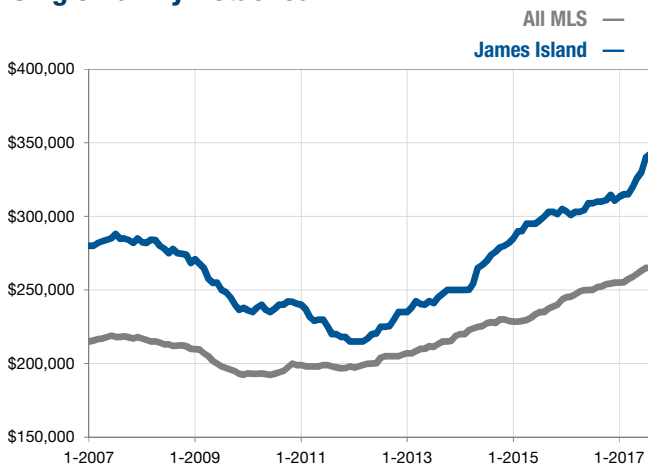
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	27	28	+ 3.7%	205	187	- 8.8%
Closed Sales	26	19	- 26.9%	162	168	+ 3.7%
Median Sales Price*	\$190,250	\$178,000	- 6.4%	\$176,500	\$185,000	+ 4.8%
Average Sales Price*	\$181,246	\$172,342	- 4.9%	\$170,267	\$188,886	+ 10.9%
Percent of Original List Price Received*	95.6%	96.4%	+ 0.8%	95.9%	96.6%	+ 0.7%
Days on Market Until Sale	41	28	- 31.7%	47	44	- 6.4%
Inventory of Homes for Sale	45	40	- 11.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

