

Local Market Update – September 2017

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



James Island

Area 21

Single-Family Detached

Key Metrics	September			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	78	52	- 33.3%	713	795	+ 11.5%
Closed Sales	60	37	- 38.3%	546	568	+ 4.0%
Median Sales Price*	\$300,000	\$370,000	+ 23.3%	\$310,000	\$349,900	+ 12.9%
Average Sales Price*	\$362,647	\$424,648	+ 17.1%	\$345,705	\$409,494	+ 18.5%
Percent of Original List Price Received*	95.4%	98.5%	+ 3.2%	96.6%	96.1%	- 0.5%
Days on Market Until Sale	41	46	+ 12.2%	41	43	+ 4.9%
Inventory of Homes for Sale	183	165	- 9.8%	--	--	--

* 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.

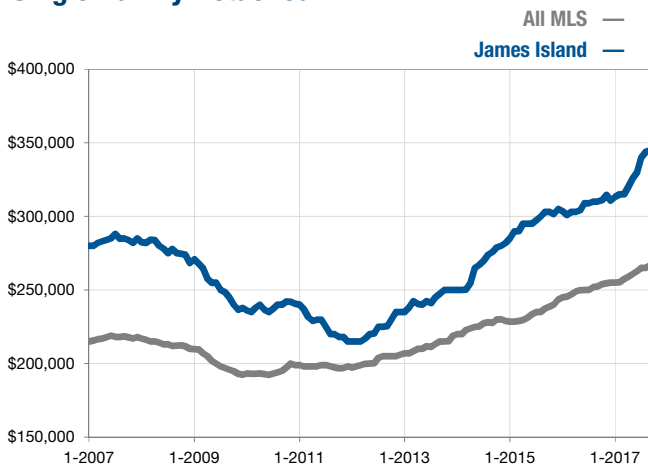
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	20	19	- 5.0%	225	206	- 8.4%
Closed Sales	20	18	- 10.0%	182	186	+ 2.2%
Median Sales Price*	\$173,750	\$209,250	+ 20.4%	\$175,750	\$186,250	+ 6.0%
Average Sales Price*	\$193,540	\$229,278	+ 18.5%	\$172,824	\$192,795	+ 11.6%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	96.1%	96.6%	+ 0.5%
Days on Market Until Sale	30	39	+ 30.0%	45	44	- 2.2%
Inventory of Homes for Sale	53	45	- 15.1%	--	--	--

* 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

