

# Local Market Update – December 2017

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	38	34	- 10.5%	854	972	+ 13.8%
Closed Sales	61	59	- 3.3%	692	731	+ 5.6%
Median Sales Price*	\$310,000	<b>\$380,000</b>	+ 22.6%	\$310,613	<b>\$359,900</b>	+ 15.9%
Average Sales Price*	\$405,722	<b>\$410,604</b>	+ 1.2%	\$358,090	<b>\$416,725</b>	+ 16.4%
Percent of Original List Price Received*	94.8%	<b>95.9%</b>	+ 1.2%	96.3%	<b>96.0%</b>	- 0.3%
Days on Market Until Sale	71	<b>52</b>	- 26.8%	44	<b>44</b>	0.0%
Inventory of Homes for Sale	136	<b>130</b>	- 4.4%	--	--	--

\* 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.

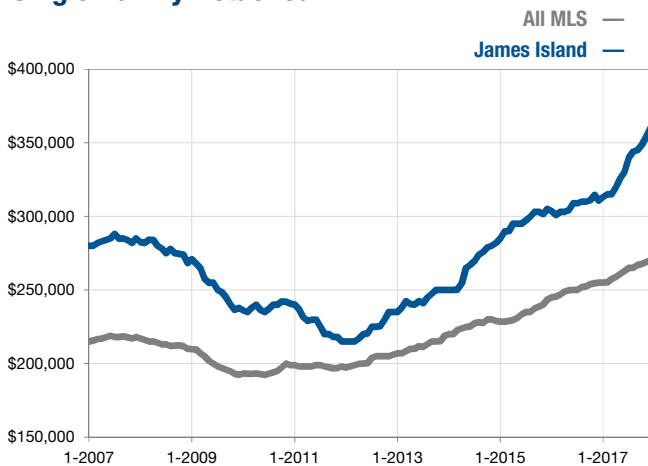
### Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	11	19	+ 72.7%	274	267	- 2.6%
Closed Sales	10	14	+ 40.0%	213	228	+ 7.0%
Median Sales Price*	\$182,250	<b>\$196,000</b>	+ 7.5%	\$179,500	<b>\$190,000</b>	+ 5.8%
Average Sales Price*	\$174,090	<b>\$198,071</b>	+ 13.8%	\$175,467	<b>\$195,670</b>	+ 11.5%
Percent of Original List Price Received*	93.1%	<b>97.3%</b>	+ 4.5%	96.0%	<b>96.8%</b>	+ 0.8%
Days on Market Until Sale	81	<b>24</b>	- 70.4%	47	<b>41</b>	- 12.8%
Inventory of Homes for Sale	48	<b>56</b>	+ 16.7%	--	--	--

\* 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

