

Local Market Update – January 2018

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



James Island

Area 21

Single-Family Detached

Key Metrics	January			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	86	73	- 15.1%	86	73	- 15.1%
Closed Sales	44	42	- 4.5%	44	42	- 4.5%
Median Sales Price*	\$315,000	\$393,500	+ 24.9%	\$315,000	\$393,500	+ 24.9%
Average Sales Price*	\$429,677	\$423,185	- 1.5%	\$429,677	\$423,185	- 1.5%
Percent of Original List Price Received*	92.9%	95.4%	+ 2.7%	92.9%	95.4%	+ 2.7%
Days on Market Until Sale	76	37	- 51.3%	76	37	- 51.3%
Inventory of Homes for Sale	143	127	- 11.2%	--	--	--

* 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.

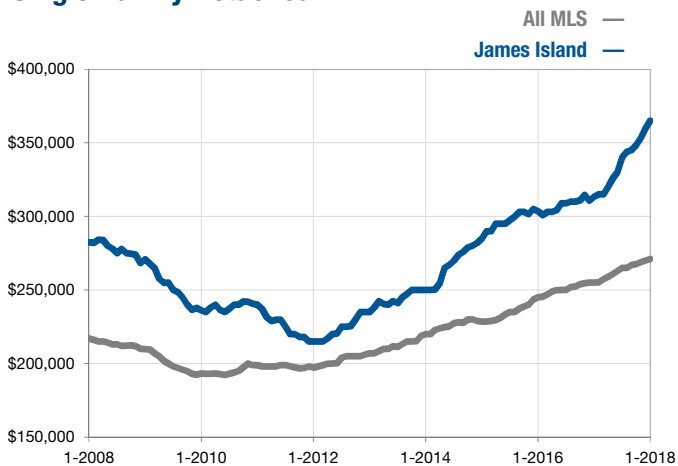
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	19	9	- 52.6%	19	9	- 52.6%
Median Sales Price*	\$183,000	\$176,000	- 3.8%	\$183,000	\$176,000	- 3.8%
Average Sales Price*	\$188,892	\$194,333	+ 2.9%	\$188,892	\$194,333	+ 2.9%
Percent of Original List Price Received*	93.6%	96.1%	+ 2.7%	93.6%	96.1%	+ 2.7%
Days on Market Until Sale	68	56	- 17.6%	68	56	- 17.6%
Inventory of Homes for Sale	46	48	+ 4.3%	--	--	--

* 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

