

Local Market Update – December 2018

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



James Island

Area 21

Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	33	38	+ 15.2%	972	915	- 5.9%
Closed Sales	59	36	- 39.0%	732	700	- 4.4%
Median Sales Price*	\$380,000	\$370,000	- 2.6%	\$359,950	\$370,620	+ 3.0%
Average Sales Price*	\$410,604	\$426,781	+ 3.9%	\$416,888	\$435,311	+ 4.4%
Percent of Original List Price Received*	95.9%	96.3%	+ 0.4%	96.0%	96.9%	+ 0.9%
Days on Market Until Sale	52	48	- 7.7%	44	40	- 9.1%
Inventory of Homes for Sale	160	174	+ 8.7%	--	--	--

* 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.

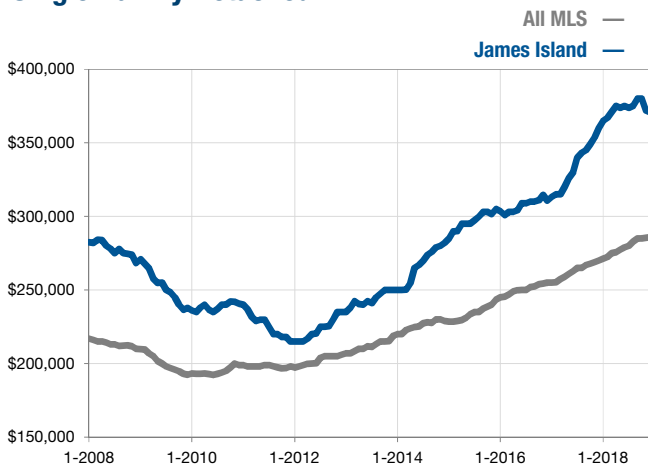
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	19	11	- 42.1%	268	246	- 8.2%
Closed Sales	14	7	- 50.0%	228	196	- 14.0%
Median Sales Price*	\$196,000	\$196,000	0.0%	\$190,000	\$195,000	+ 2.6%
Average Sales Price*	\$198,071	\$178,557	- 9.9%	\$195,670	\$197,159	+ 0.8%
Percent of Original List Price Received*	97.3%	94.5%	- 2.9%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	24	40	+ 66.7%	41	48	+ 17.1%
Inventory of Homes for Sale	62	43	- 30.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

