

Local Market Update – January 2019

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



James Island

Area 21

Single-Family Detached

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	74	80	+ 8.1%	74	80	+ 8.1%
Closed Sales	42	35	- 16.7%	42	35	- 16.7%
Median Sales Price*	\$393,500	\$370,000	- 6.0%	\$393,500	\$370,000	- 6.0%
Average Sales Price*	\$423,185	\$412,052	- 2.6%	\$423,185	\$412,052	- 2.6%
Percent of Original List Price Received*	95.4%	95.5%	+ 0.1%	95.4%	95.5%	+ 0.1%
Days on Market Until Sale	37	63	+ 70.3%	37	63	+ 70.3%
Inventory of Homes for Sale	162	172	+ 6.2%	--	--	--

* 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.

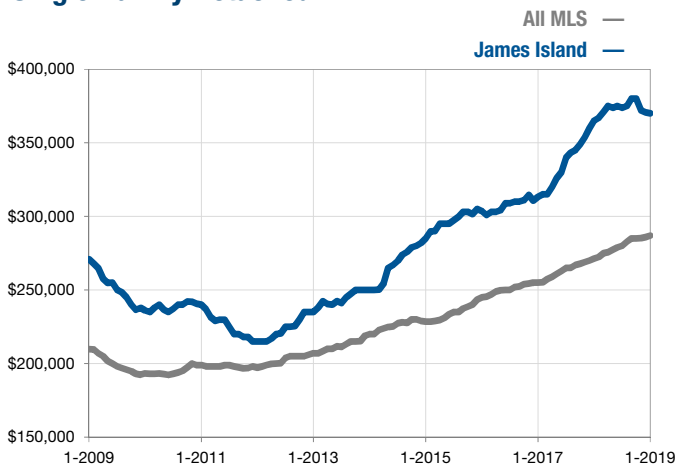
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	13	20	+ 53.8%	13	20	+ 53.8%
Closed Sales	9	11	+ 22.2%	9	11	+ 22.2%
Median Sales Price*	\$176,000	\$190,000	+ 8.0%	\$176,000	\$190,000	+ 8.0%
Average Sales Price*	\$194,333	\$236,542	+ 21.7%	\$194,333	\$236,542	+ 21.7%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	96.1%	95.5%	- 0.6%
Days on Market Until Sale	56	60	+ 7.1%	56	60	+ 7.1%
Inventory of Homes for Sale	52	41	- 21.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

