

# Local Market Update – March 2019

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	108	96	- 11.1%	279	264	- 5.4%
Closed Sales	83	68	- 18.1%	188	140	- 25.5%
Median Sales Price*	\$383,000	<b>\$370,500</b>	- 3.3%	\$370,310	<b>\$365,500</b>	- 1.3%
Average Sales Price*	\$402,802	<b>\$441,928</b>	+ 9.7%	\$397,304	<b>\$480,753</b>	+ 21.0%
Percent of Original List Price Received*	97.6%	<b>95.9%</b>	- 1.7%	97.5%	<b>95.3%</b>	- 2.3%
Days on Market Until Sale	44	<b>58</b>	+ 31.8%	41	<b>62</b>	+ 51.2%
Inventory of Homes for Sale	194	<b>186</b>	- 4.1%	--	--	--

\* 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.

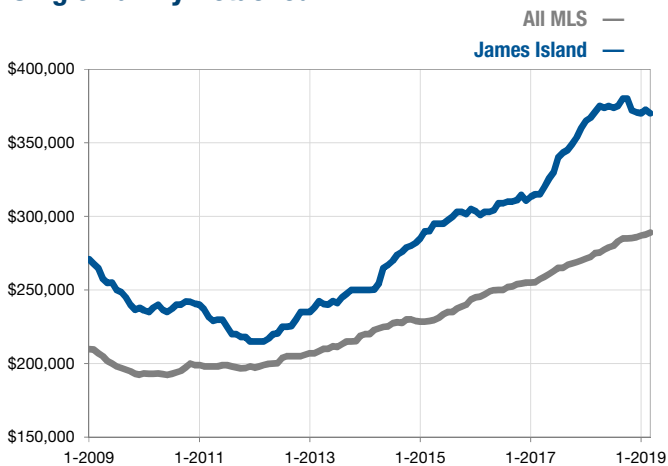
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	25	36	+ 44.0%	56	83	+ 48.2%
Closed Sales	24	20	- 16.7%	44	45	+ 2.3%
Median Sales Price*	\$182,850	<b>\$169,500</b>	- 7.3%	\$178,850	<b>\$181,000</b>	+ 1.2%
Average Sales Price*	\$185,525	<b>\$190,202</b>	+ 2.5%	\$184,570	<b>\$203,004</b>	+ 10.0%
Percent of Original List Price Received*	95.2%	<b>96.7%</b>	+ 1.6%	95.2%	<b>96.0%</b>	+ 0.8%
Days on Market Until Sale	61	26	- 57.4%	56	50	- 10.7%
Inventory of Homes for Sale	43	60	+ 39.5%	--	--	--

\* 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

