

Local Market Update – April 2019

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



James Island

Area 21

Single-Family Detached

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	90	106	+ 17.8%	369	370	+ 0.3%
Closed Sales	58	68	+ 17.2%	246	209	- 15.0%
Median Sales Price*	\$360,000	\$320,000	- 11.1%	\$369,000	\$360,000	- 2.4%
Average Sales Price*	\$414,101	\$475,735	+ 14.9%	\$401,212	\$478,643	+ 19.3%
Percent of Original List Price Received*	98.0%	93.9%	- 4.2%	97.7%	94.8%	- 3.0%
Days on Market Until Sale	35	59	+ 68.6%	40	61	+ 52.5%
Inventory of Homes for Sale	201	190	- 5.5%	--	--	--

* 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.

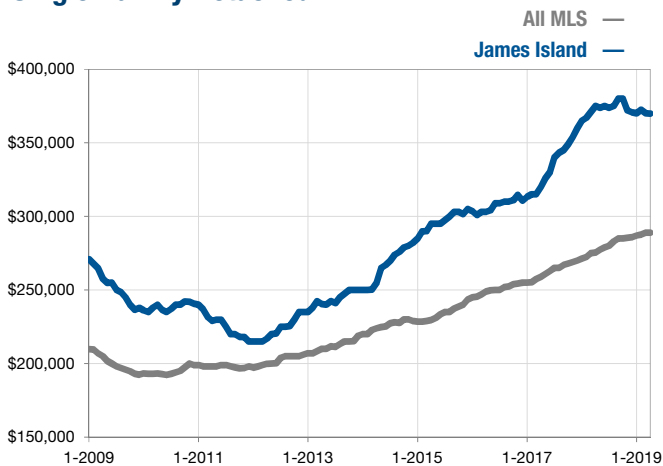
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	25	33	+ 32.0%	81	117	+ 44.4%
Closed Sales	27	20	- 25.9%	71	66	- 7.0%
Median Sales Price*	\$198,000	\$217,000	+ 9.6%	\$186,500	\$199,750	+ 7.1%
Average Sales Price*	\$225,493	\$245,988	+ 9.1%	\$200,132	\$214,643	+ 7.3%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	95.7%	96.4%	+ 0.7%
Days on Market Until Sale	53	34	- 35.8%	55	45	- 18.2%
Inventory of Homes for Sale	37	57	+ 54.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

