

# Local Market Update – May 2019

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	88	120	+ 36.4%	457	491	+ 7.4%
Closed Sales	62	71	+ 14.5%	308	281	- 8.8%
Median Sales Price*	\$348,750	\$385,000	+ 10.4%	\$367,500	\$364,900	- 0.7%
Average Sales Price*	\$447,313	\$452,319	+ 1.1%	\$410,522	\$471,331	+ 14.8%
Percent of Original List Price Received*	96.1%	96.6%	+ 0.5%	97.4%	95.3%	- 2.2%
Days on Market Until Sale	37	43	+ 16.2%	39	57	+ 46.2%
Inventory of Homes for Sale	212	209	- 1.4%	--	--	--

\* 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.

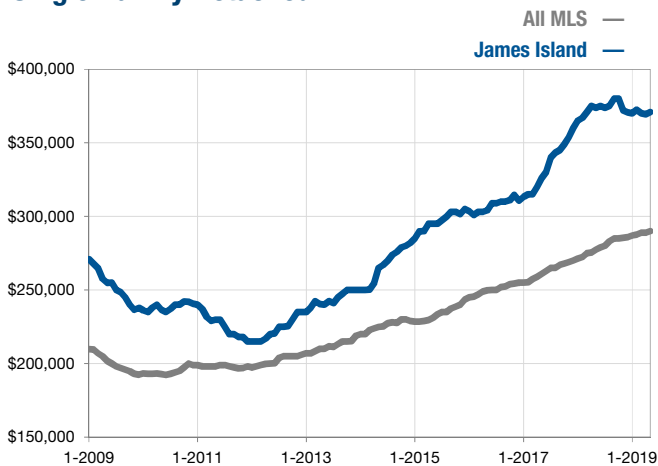
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	31	35	+ 12.9%	112	152	+ 35.7%
Closed Sales	24	29	+ 20.8%	95	95	0.0%
Median Sales Price*	\$200,000	\$233,000	+ 16.5%	\$195,000	\$213,000	+ 9.2%
Average Sales Price*	\$185,823	\$229,292	+ 23.4%	\$196,517	\$219,115	+ 11.5%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.6%	95.9%	96.9%	+ 1.0%
Days on Market Until Sale	49	49	0.0%	53	46	- 13.2%
Inventory of Homes for Sale	40	56	+ 40.0%	--	--	--

\* 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

