

# Local Market Update – June 2019

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	84	81	- 3.6%	541	572	+ 5.7%
Closed Sales	74	97	+ 31.1%	382	378	- 1.0%
Median Sales Price*	\$388,250	<b>\$357,500</b>	- 7.9%	\$370,000	<b>\$360,663</b>	- 2.5%
Average Sales Price*	\$499,839	<b>\$390,554</b>	- 21.9%	\$427,870	<b>\$450,603</b>	+ 5.3%
Percent of Original List Price Received*	97.9%	<b>96.0%</b>	- 1.9%	97.5%	<b>95.5%</b>	- 2.1%
Days on Market Until Sale	27	34	+ 25.9%	37	51	+ 37.8%
Inventory of Homes for Sale	201	193	- 4.0%	--	--	--

\* 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.

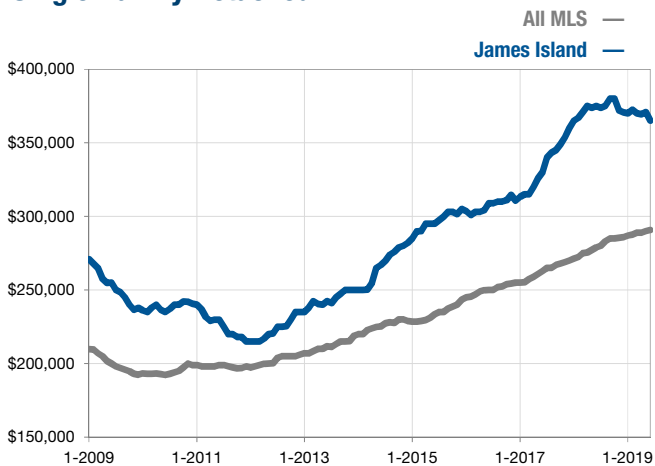
### Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	24	16	- 33.3%	136	168	+ 23.5%
Closed Sales	27	28	+ 3.7%	122	124	+ 1.6%
Median Sales Price*	\$210,000	<b>\$209,950</b>	- 0.0%	\$195,000	<b>\$209,950</b>	+ 7.7%
Average Sales Price*	\$204,512	<b>\$214,697</b>	+ 5.0%	\$198,287	<b>\$217,584</b>	+ 9.7%
Percent of Original List Price Received*	98.1%	<b>97.2%</b>	- 0.9%	96.4%	<b>97.0%</b>	+ 0.6%
Days on Market Until Sale	40	44	+ 10.0%	50	45	- 10.0%
Inventory of Homes for Sale	46	46	0.0%	--	--	--

\* 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

