

# Local Market Update – July 2019

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	61	81	+ 32.8%	602	653	+ 8.5%
Closed Sales	72	54	- 25.0%	454	433	- 4.6%
Median Sales Price*	\$374,450	<b>\$366,378</b>	- 2.2%	\$370,000	<b>\$361,325</b>	- 2.3%
Average Sales Price*	\$475,402	<b>\$431,295</b>	- 9.3%	\$435,424	<b>\$447,900</b>	+ 2.9%
Percent of Original List Price Received*	96.0%	<b>96.1%</b>	+ 0.1%	97.2%	<b>95.6%</b>	- 1.6%
Days on Market Until Sale	41	42	+ 2.4%	38	50	+ 31.6%
Inventory of Homes for Sale	204	183	- 10.3%	--	--	--

\* 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.

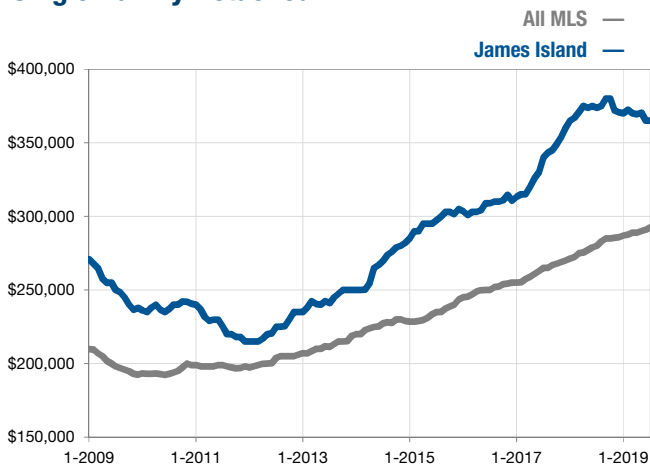
### Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	21	30	+ 42.9%	157	199	+ 26.8%
Closed Sales	17	35	+ 105.9%	139	160	+ 15.1%
Median Sales Price*	\$188,000	<b>\$168,000</b>	- 10.6%	\$195,000	<b>\$204,250</b>	+ 4.7%
Average Sales Price*	\$182,397	<b>\$213,041</b>	+ 16.8%	\$196,343	<b>\$217,005</b>	+ 10.5%
Percent of Original List Price Received*	97.5%	<b>96.4%</b>	- 1.1%	96.6%	<b>96.8%</b>	+ 0.2%
Days on Market Until Sale	49	38	- 22.4%	50	43	- 14.0%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--

\* 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

