

Local Market Update – August 2019

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



James Island

Area 21

Single-Family Detached

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	85	82	- 3.5%	687	735	+ 7.0%
Closed Sales	54	64	+ 18.5%	508	499	- 1.8%
Median Sales Price*	\$364,950	\$350,500	- 4.0%	\$369,900	\$360,000	- 2.7%
Average Sales Price*	\$442,657	\$411,995	- 6.9%	\$436,195	\$444,724	+ 2.0%
Percent of Original List Price Received*	96.0%	97.2%	+ 1.3%	97.1%	95.7%	- 1.4%
Days on Market Until Sale	44	47	+ 6.8%	38	50	+ 31.6%
Inventory of Homes for Sale	220	173	- 21.4%	--	--	--

* 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.

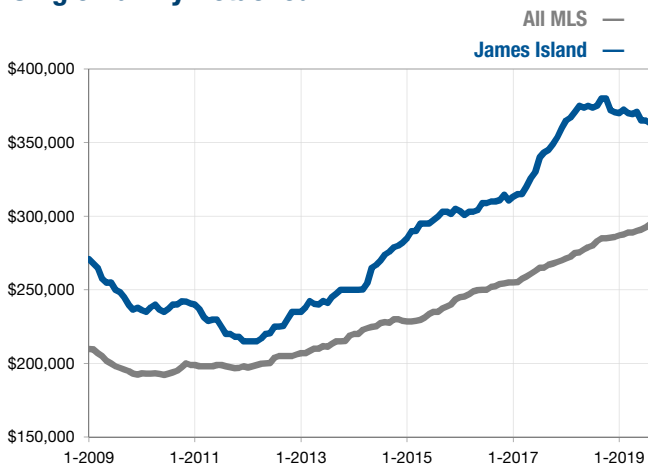
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	27	22	- 18.5%	184	221	+ 20.1%
Closed Sales	15	14	- 6.7%	154	174	+ 13.0%
Median Sales Price*	\$219,500	\$212,000	- 3.4%	\$196,500	\$205,000	+ 4.3%
Average Sales Price*	\$207,840	\$211,063	+ 1.6%	\$197,463	\$216,527	+ 9.7%
Percent of Original List Price Received*	97.7%	100.1%	+ 2.5%	96.7%	97.1%	+ 0.4%
Days on Market Until Sale	19	12	- 36.8%	47	41	- 12.8%
Inventory of Homes for Sale	48	41	- 14.6%	--	--	--

* 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

