

Local Market Update – September 2019

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



James Island

Area 21

Single-Family Detached

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	53	77	+ 45.3%	740	813	+ 9.9%
Closed Sales	51	62	+ 21.6%	559	561	+ 0.4%
Median Sales Price*	\$398,900	\$364,500	- 8.6%	\$370,310	\$360,000	- 2.8%
Average Sales Price*	\$466,016	\$429,576	- 7.8%	\$438,920	\$443,123	+ 1.0%
Percent of Original List Price Received*	97.0%	96.0%	- 1.0%	97.1%	95.8%	- 1.3%
Days on Market Until Sale	31	46	+ 48.4%	38	49	+ 28.9%
Inventory of Homes for Sale	208	191	- 8.2%	--	--	--

* 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.

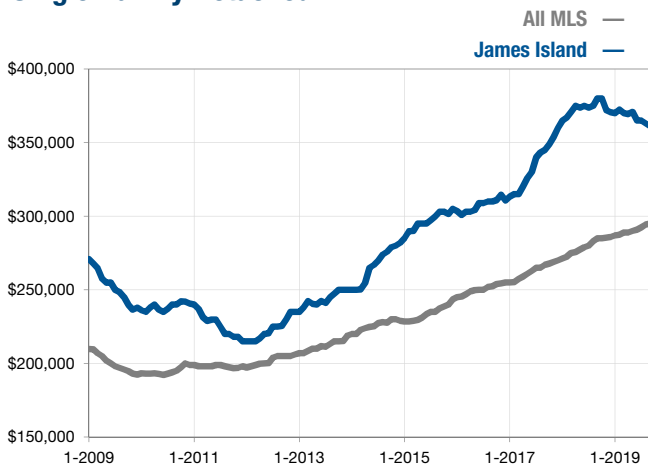
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	20	16	- 20.0%	204	237	+ 16.2%
Closed Sales	7	24	+ 242.9%	161	198	+ 23.0%
Median Sales Price*	\$220,000	\$248,983	+ 13.2%	\$198,000	\$208,000	+ 5.1%
Average Sales Price*	\$194,643	\$267,192	+ 37.3%	\$197,341	\$222,669	+ 12.8%
Percent of Original List Price Received*	98.5%	100.2%	+ 1.7%	96.7%	97.5%	+ 0.8%
Days on Market Until Sale	10	16	+ 60.0%	45	38	- 15.6%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--

* 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

