

# Local Market Update – November 2019

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	64	71	+ 10.9%	878	966	+ 10.0%
Closed Sales	46	48	+ 4.3%	664	659	- 0.8%
Median Sales Price*	\$361,000	<b>\$343,500</b>	- 4.8%	\$371,000	<b>\$360,000</b>	- 3.0%
Average Sales Price*	\$424,446	<b>\$350,771</b>	- 17.4%	\$435,775	<b>\$441,739</b>	+ 1.4%
Percent of Original List Price Received*	97.2%	<b>93.3%</b>	- 4.0%	96.9%	<b>95.6%</b>	- 1.3%
Days on Market Until Sale	34	37	+ 8.8%	39	47	+ 20.5%
Inventory of Homes for Sale	225	182	- 19.1%	--	--	--

\* 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.

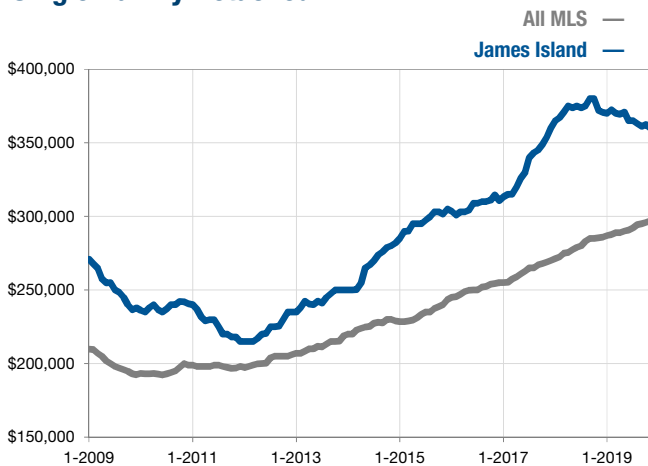
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	13	10	- 23.1%	237	265	+ 11.8%
Closed Sales	10	9	- 10.0%	189	221	+ 16.9%
Median Sales Price*	\$164,450	<b>\$229,000</b>	+ 39.3%	\$195,000	<b>\$211,000</b>	+ 8.2%
Average Sales Price*	\$239,330	<b>\$230,656</b>	- 3.6%	\$197,848	<b>\$224,344</b>	+ 13.4%
Percent of Original List Price Received*	96.4%	<b>94.2%</b>	- 2.3%	96.6%	<b>97.3%</b>	+ 0.7%
Days on Market Until Sale	79	49	- 38.0%	48	39	- 18.8%
Inventory of Homes for Sale	61	44	- 27.9%	--	--	--

\* 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

