

Local Market Update – December 2019

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



James Island

Area 21

Single-Family Detached

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	38	34	- 10.5%	916	999	+ 9.1%
Closed Sales	36	57	+ 58.3%	700	716	+ 2.3%
Median Sales Price*	\$370,000	\$355,000	- 4.1%	\$370,620	\$360,000	- 2.9%
Average Sales Price*	\$426,781	\$413,204	- 3.2%	\$435,311	\$439,468	+ 1.0%
Percent of Original List Price Received*	96.3%	95.0%	- 1.3%	96.9%	95.5%	- 1.4%
Days on Market Until Sale	48	46	- 4.2%	40	47	+ 17.5%
Inventory of Homes for Sale	202	145	- 28.2%	--	--	--

* 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.

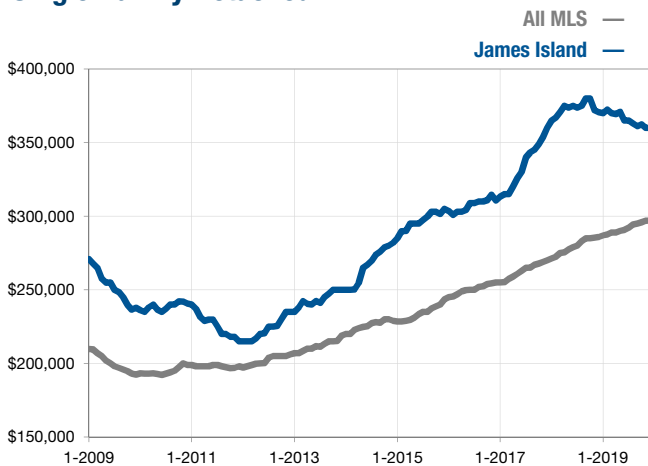
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	11	17	+ 54.5%	248	282	+ 13.7%
Closed Sales	7	13	+ 85.7%	196	234	+ 19.4%
Median Sales Price*	\$196,000	\$187,000	- 4.6%	\$195,000	\$209,950	+ 7.7%
Average Sales Price*	\$178,557	\$188,019	+ 5.3%	\$197,159	\$222,326	+ 12.8%
Percent of Original List Price Received*	94.5%	93.7%	- 0.8%	96.5%	97.1%	+ 0.6%
Days on Market Until Sale	40	68	+ 70.0%	48	40	- 16.7%
Inventory of Homes for Sale	51	48	- 5.9%	--	--	--

* 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

