

Local Market Update – July 2016

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



James Island

Area 21

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	75	89	+ 18.7%	581	568	- 2.2%
Closed Sales	74	64	- 13.5%	488	430	- 11.9%
Median Sales Price*	\$301,500	\$299,700	- 0.6%	\$304,250	\$309,000	+ 1.6%
Average Sales Price*	\$326,245	\$309,324	- 5.2%	\$354,654	\$339,222	- 4.4%
Percent of Original List Price Received*	96.1%	95.8%	- 0.3%	96.3%	96.7%	+ 0.4%
Days on Market Until Sale	31	43	+ 38.7%	55	42	- 23.6%
Inventory of Homes for Sale	195	158	- 19.0%	--	--	--

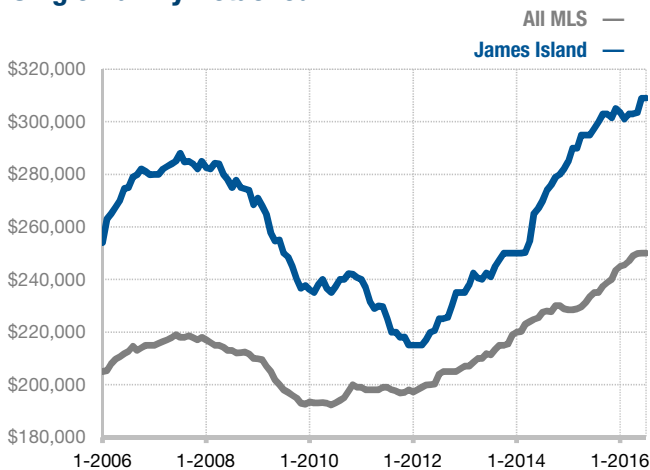
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	24	27	+ 12.5%	142	179	+ 26.1%
Closed Sales	17	23	+ 35.3%	81	138	+ 70.4%
Median Sales Price*	\$180,000	\$166,300	- 7.6%	\$169,000	\$174,700	+ 3.4%
Average Sales Price*	\$174,712	\$161,609	- 7.5%	\$174,140	\$168,452	- 3.3%
Percent of Original List Price Received*	94.9%	97.4%	+ 2.6%	96.0%	95.9%	- 0.1%
Days on Market Until Sale	52	29	- 44.2%	62	49	- 21.0%
Inventory of Homes for Sale	52	36	- 30.8%	--	--	--

* 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

