

Local Market Update – July 2018

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



James Island

Area 21

Single-Family Detached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	88	61	- 30.7%	668	601	- 10.0%
Closed Sales	72	72	0.0%	465	455	- 2.2%
Median Sales Price*	\$381,345	\$374,450	- 1.8%	\$348,000	\$369,950	+ 6.3%
Average Sales Price*	\$408,686	\$475,402	+ 16.3%	\$403,342	\$435,137	+ 7.9%
Percent of Original List Price Received*	95.3%	96.0%	+ 0.7%	96.1%	97.2%	+ 1.1%
Days on Market Until Sale	43	41	- 4.7%	42	37	- 11.9%
Inventory of Homes for Sale	201	160	- 20.4%	--	--	--

* 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.

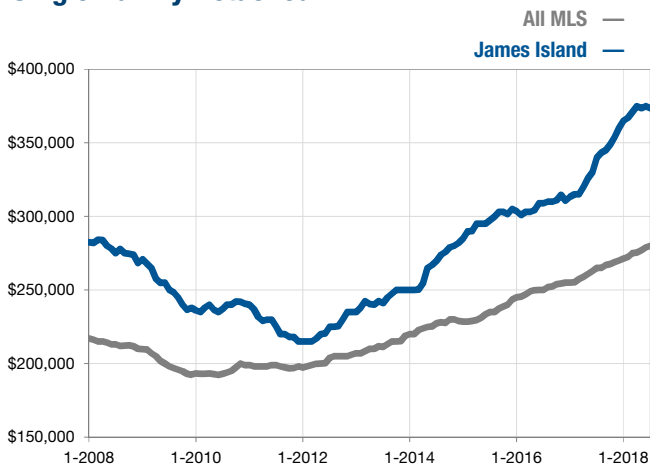
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	17	21	+ 23.5%	159	157	- 1.3%
Closed Sales	17	17	0.0%	149	139	- 6.7%
Median Sales Price*	\$210,000	\$188,000	- 10.5%	\$185,500	\$195,000	+ 5.1%
Average Sales Price*	\$199,360	\$182,397	- 8.5%	\$190,996	\$196,343	+ 2.8%
Percent of Original List Price Received*	97.6%	97.5%	- 0.1%	96.6%	96.6%	0.0%
Days on Market Until Sale	35	49	+ 40.0%	47	50	+ 6.4%
Inventory of Homes for Sale	31	46	+ 48.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

