

# Local Market Update – February 2019

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	97	85	- 12.4%	171	165	- 3.5%
Closed Sales	63	36	- 42.9%	105	71	- 32.4%
Median Sales Price*	\$345,000	<b>\$355,750</b>	+ 3.1%	\$365,000	<b>\$361,325</b>	- 1.0%
Average Sales Price*	\$372,805	<b>\$620,900</b>	+ 66.5%	\$392,957	<b>\$517,947</b>	+ 31.8%
Percent of Original List Price Received*	98.9%	<b>93.8%</b>	- 5.2%	97.5%	<b>94.7%</b>	- 2.9%
Days on Market Until Sale	40	<b>72</b>	+ 80.0%	39	<b>67</b>	+ 71.8%
Inventory of Homes for Sale	177	<b>179</b>	+ 1.1%	--	--	--

\* 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.

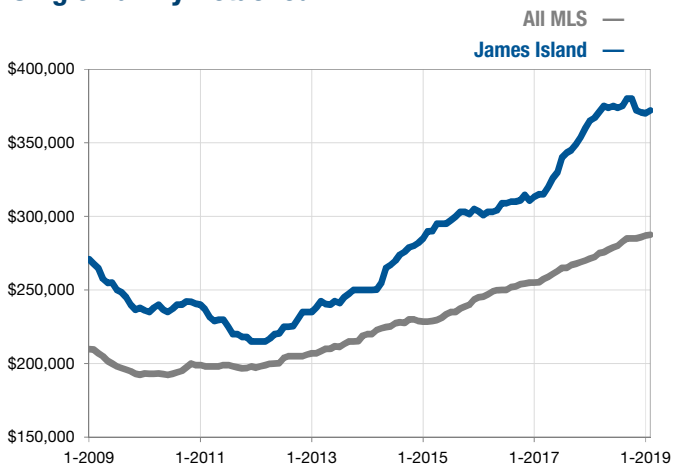
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	18	27	+ 50.0%	31	47	+ 51.6%
Closed Sales	11	13	+ 18.2%	20	25	+ 25.0%
Median Sales Price*	\$178,000	<b>\$154,500</b>	- 13.2%	\$177,000	<b>\$190,000</b>	+ 7.3%
Average Sales Price*	\$174,500	<b>\$182,988</b>	+ 4.9%	\$183,425	<b>\$213,245</b>	+ 16.3%
Percent of Original List Price Received*	94.5%	<b>95.3%</b>	+ 0.8%	95.2%	<b>95.4%</b>	+ 0.2%
Days on Market Until Sale	44	<b>70</b>	+ 59.1%	50	<b>70</b>	+ 40.0%
Inventory of Homes for Sale	45	<b>51</b>	+ 13.3%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

