

Local Market Update – February 2018

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



James Island

Area 21

Single-Family Detached

Key Metrics	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	75	97	+ 29.3%	161	170	+ 5.6%
Closed Sales	54	63	+ 16.7%	98	105	+ 7.1%
Median Sales Price*	\$320,000	\$345,000	+ 7.8%	\$315,000	\$365,000	+ 15.9%
Average Sales Price*	\$366,815	\$372,805	+ 1.6%	\$395,039	\$392,957	- 0.5%
Percent of Original List Price Received*	95.2%	98.9%	+ 3.9%	94.2%	97.5%	+ 3.5%
Days on Market Until Sale	44	40	- 9.1%	59	39	- 33.9%
Inventory of Homes for Sale	143	141	- 1.4%	--	--	--

* 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.

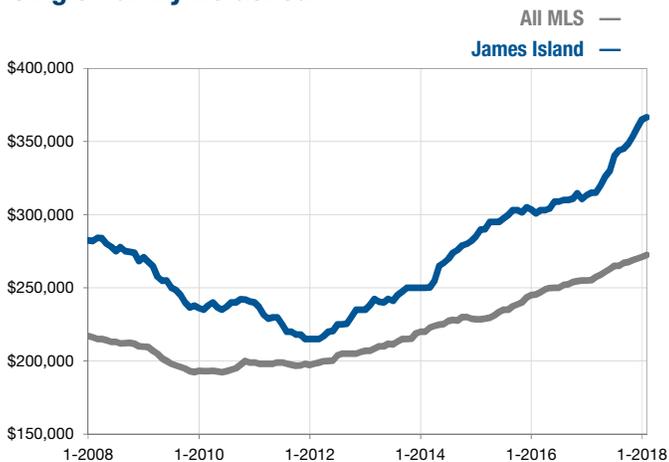
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	26	18	- 30.8%	40	31	- 22.5%
Closed Sales	12	11	- 8.3%	31	20	- 35.5%
Median Sales Price*	\$193,450	\$178,000	- 8.0%	\$185,000	\$177,000	- 4.3%
Average Sales Price*	\$183,342	\$174,500	- 4.8%	\$186,744	\$183,425	- 1.8%
Percent of Original List Price Received*	92.9%	94.5%	+ 1.7%	93.3%	95.2%	+ 2.0%
Days on Market Until Sale	73	44	- 39.7%	70	50	- 28.6%
Inventory of Homes for Sale	50	43	- 14.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

