

Local Market Update – November 2015

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



James Island

Area 21

Single-Family Detached

Key Metrics	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
New Listings	55	64	+ 16.4%	884	842	- 4.8%
Closed Sales	38	56	+ 47.4%	623	714	+ 14.6%
Median Sales Price*	\$303,950	\$300,000	- 1.3%	\$281,510	\$303,500	+ 7.8%
Average Sales Price*	\$330,135	\$353,133	+ 7.0%	\$313,917	\$349,781	+ 11.4%
Percent of Original List Price Received*	93.3%	97.1%	+ 4.1%	95.1%	96.1%	+ 1.1%
Days on Market Until Sale	91	37	- 59.3%	73	50	- 31.5%
Inventory of Homes for Sale	211	147	- 30.3%	--	--	--

* 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.

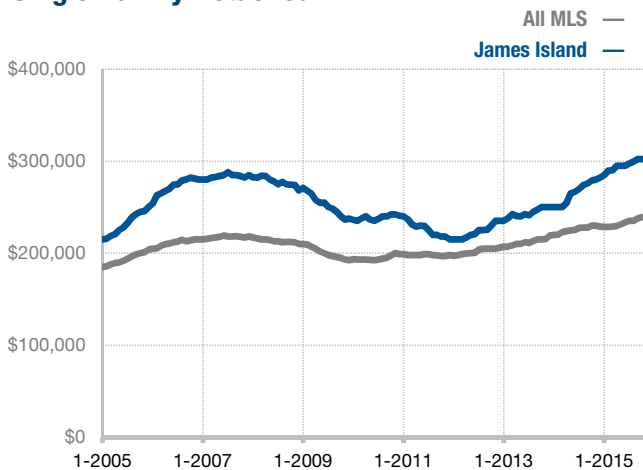
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
New Listings	10	15	+ 50.0%	204	209	+ 2.5%
Closed Sales	16	7	- 56.3%	171	139	- 18.7%
Median Sales Price*	\$177,000	\$130,000	- 26.6%	\$155,000	\$170,000	+ 9.7%
Average Sales Price*	\$182,838	\$152,871	- 16.4%	\$181,663	\$174,156	- 4.1%
Percent of Original List Price Received*	94.8%	89.8%	- 5.3%	95.2%	95.5%	+ 0.3%
Days on Market Until Sale	53	66	+ 24.5%	69	52	- 24.6%
Inventory of Homes for Sale	36	44	+ 22.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

