

Local Market Update – March 2016

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



James Island

Area 21

Single-Family Detached

Key Metrics	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	88	81	- 8.0%	220	224	+ 1.8%
Closed Sales	83	59	- 28.9%	168	157	- 6.5%
Median Sales Price*	\$290,000	\$305,000	+ 5.2%	\$310,003	\$305,000	- 1.6%
Average Sales Price*	\$324,770	\$343,427	+ 5.7%	\$375,065	\$340,827	- 9.1%
Percent of Original List Price Received*	95.0%	97.6%	+ 2.7%	95.5%	96.4%	+ 0.9%
Days on Market Until Sale	61	37	- 39.3%	73	45	- 38.4%
Inventory of Homes for Sale	177	119	- 32.8%	--	--	--

* 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.

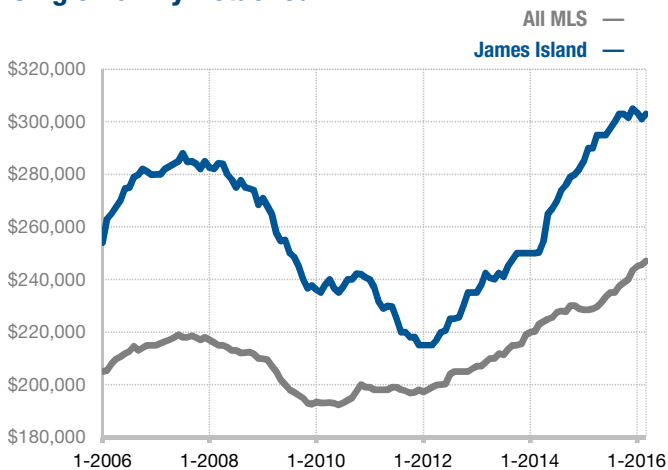
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	36	27	- 25.0%	64	66	+ 3.1%
Closed Sales	8	17	+ 112.5%	22	43	+ 95.5%
Median Sales Price*	\$155,000	\$179,900	+ 16.1%	\$148,750	\$174,000	+ 17.0%
Average Sales Price*	\$150,313	\$184,288	+ 22.6%	\$149,354	\$171,265	+ 14.7%
Percent of Original List Price Received*	89.6%	95.5%	+ 6.6%	95.5%	94.8%	- 0.7%
Days on Market Until Sale	71	64	- 9.9%	67	54	- 19.4%
Inventory of Homes for Sale	53	36	- 32.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

