

Local Market Update – February 2016

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



James Island

Area 21

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	70	75	+ 7.1%	132	143	+ 8.3%
Closed Sales	47	49	+ 4.3%	85	96	+ 12.9%
Median Sales Price*	\$320,000	\$295,000	- 7.8%	\$325,000	\$305,000	- 6.2%
Average Sales Price*	\$353,964	\$334,611	- 5.5%	\$424,177	\$340,334	- 19.8%
Percent of Original List Price Received*	97.1%	96.0%	- 1.1%	95.9%	95.7%	- 0.2%
Days on Market Until Sale	86	55	- 36.0%	85	50	- 41.2%
Inventory of Homes for Sale	190	127	- 33.2%	--	--	--

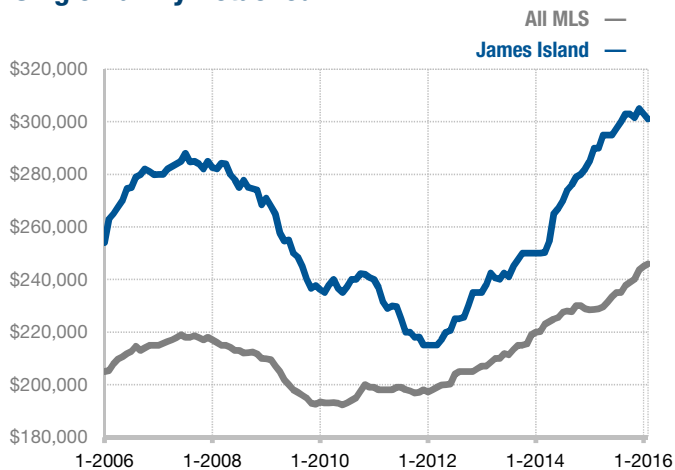
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	13	20	+ 53.8%	28	39	+ 39.3%
Closed Sales	4	13	+ 225.0%	14	26	+ 85.7%
Median Sales Price*	\$152,500	\$138,000	- 9.5%	\$133,450	\$166,500	+ 24.8%
Average Sales Price*	\$153,500	\$165,731	+ 8.0%	\$148,806	\$162,750	+ 9.4%
Percent of Original List Price Received*	95.4%	94.2%	- 1.3%	98.9%	94.3%	- 4.7%
Days on Market Until Sale	74	28	- 62.2%	65	47	- 27.7%
Inventory of Homes for Sale	34	39	+ 14.7%	--	--	--

* 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

