

Local Market Update – June 2013

A RESEARCH TOOL PROVIDED BY THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS®



James Island

Area 21

+ 34.3%

Change in
New Listings
All Properties

+ 6.5%

Change in
Closed Sales
All Properties

- 13.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	June			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	52	75	+ 44.2%	334	461	+ 38.0%
Closed Sales	49	56	+ 14.3%	197	288	+ 46.2%
Median Sales Price*	\$237,500	\$250,000	+ 5.3%	\$225,950	\$240,500	+ 6.4%
Average Sales Price*	\$279,861	\$285,468	+ 2.0%	\$257,731	\$276,141	+ 7.1%
Percent of Original List Price Received*	92.9%	93.4%	+ 0.5%	91.6%	92.9%	+ 1.3%
Days on Market Until Sale	110	76	- 31.1%	107	81	- 24.7%
Inventory of Homes for Sale	245	199	- 18.8%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

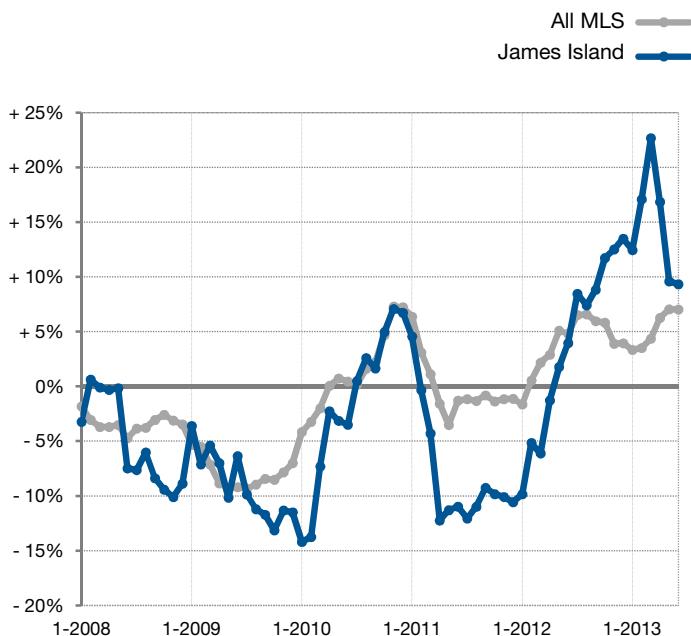
Townhouse-Condo Attached

	June			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	15	15	0.0%	96	119	+ 24.0%
Closed Sales	13	10	- 23.1%	81	66	- 18.5%
Median Sales Price*	\$125,000	\$170,000	+ 36.0%	\$121,000	\$134,450	+ 11.1%
Average Sales Price*	\$129,923	\$196,090	+ 50.9%	\$132,273	\$148,047	+ 11.9%
Percent of Original List Price Received*	95.3%	93.8%	- 1.7%	90.6%	93.4%	+ 3.1%
Days on Market Until Sale	43	41	- 6.0%	91	52	- 43.2%
Inventory of Homes for Sale	53	59	+ 11.3%	--	--	--

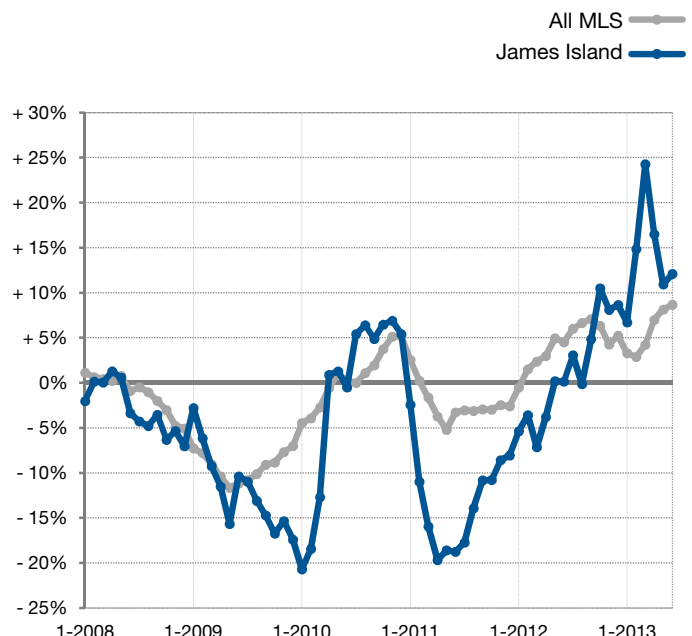
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Change in Median Sales Price from Prior Year (6-Month Average)**

Single-Family Detached



Townhouse-Condo Attached



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Charleston Trident Association of REALTORS®. | Sponsored by South Carolina REALTORS®. Powered by 10K Research and Marketing. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.