

James Island - 29412

Learn More: <http://www.buysellchs.com/area/charleston/james-island/>

James Island In A Second:

- ZIP CODES: 29412
- POPULATION: 37,884
- MEDIAN INCOME: \$45,762
- MEDIAN AGE: 37 Yr.
- NUMBER OF BUSINESSES: 761
- SIZE: 37.5 Sq. Miles
- LOCATION: South Of Charleston
- SCHOOLS: Harborview, Stiles Point, James Island, Murray-LaSaine, and Apple Charter Elementary, James Island and Fort Johnson Middle, James Island Charter High
- AMENITIES: James Island County 643-Acre Park
- RESTAURANT: Smoky Oak Taproom, Zia Taqueria, The Pour House, J. Paul'z , Heart Woodfire Kitchen, Pick Thai, Melvin's Bar-B-Que
- RECREATION: Boating, Golfing, Kayaking, Fishing, Crabbing, Shrimping
- BEST KNOW FOR: Holiday Festival of Lights



Local Market Update – September 2013

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



James Island

Area 21

+ 23.8%

Change in
New Listings
All Properties

+ 74.3%

Change in
Closed Sales
All Properties

- 5.9%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	September			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	52	67	+ 28.8%	493	678	+ 37.5%
Closed Sales	27	52	+ 92.6%	309	484	+ 56.6%
Median Sales Price*	\$220,000	\$270,450	+ 22.9%	\$228,750	\$246,500	+ 7.8%
Average Sales Price*	\$261,447	\$314,561	+ 20.3%	\$262,238	\$289,144	+ 10.3%
Percent of Original List Price Received*	93.2%	94.6%	+ 1.5%	91.8%	93.9%	+ 2.4%
Days on Market Until Sale	59	48	- 19.0%	100	74	- 25.9%
Inventory of Homes for Sale	219	211	- 3.7%	--	--	--

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

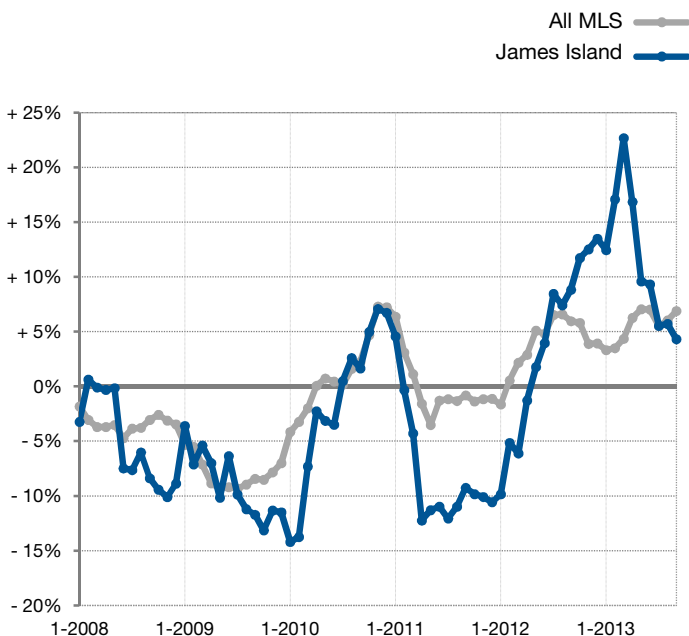
Townhouse-Condo Attached

	September			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	11	11	0.0%	133	153	+ 15.0%
Closed Sales	8	9	+ 12.5%	116	102	- 12.1%
Median Sales Price*	\$115,750	\$142,000	+ 22.7%	\$118,000	\$140,000	+ 18.6%
Average Sales Price*	\$135,938	\$204,000	+ 50.1%	\$127,460	\$151,672	+ 19.0%
Percent of Original List Price Received*	99.0%	92.8%	- 6.3%	91.8%	93.3%	+ 1.7%
Days on Market Until Sale	28	140	+399.0%	73	60	- 17.2%
Inventory of Homes for Sale	51	43	- 15.7%	--	--	--

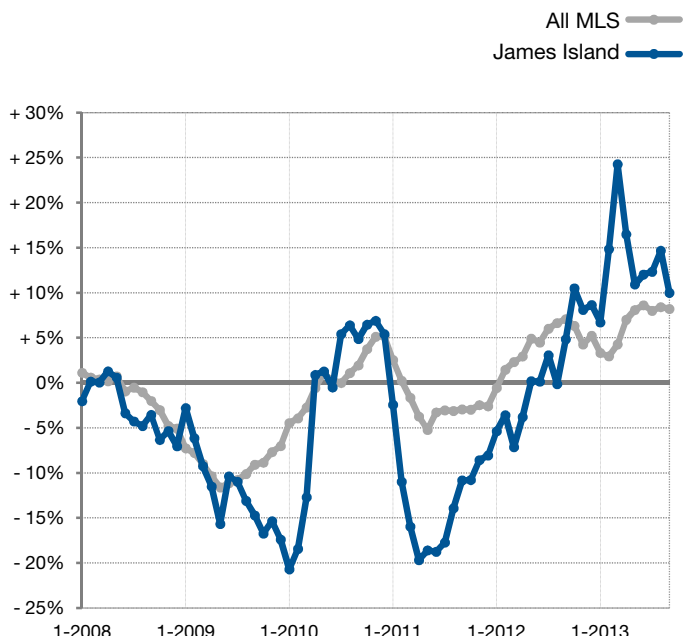
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Homes for Sale

29412

Single-Family

■ Nov 2010 thru Oct 2011

■ Nov 2011 thru Oct 2012

■ Nov 2012 thru Oct 2013

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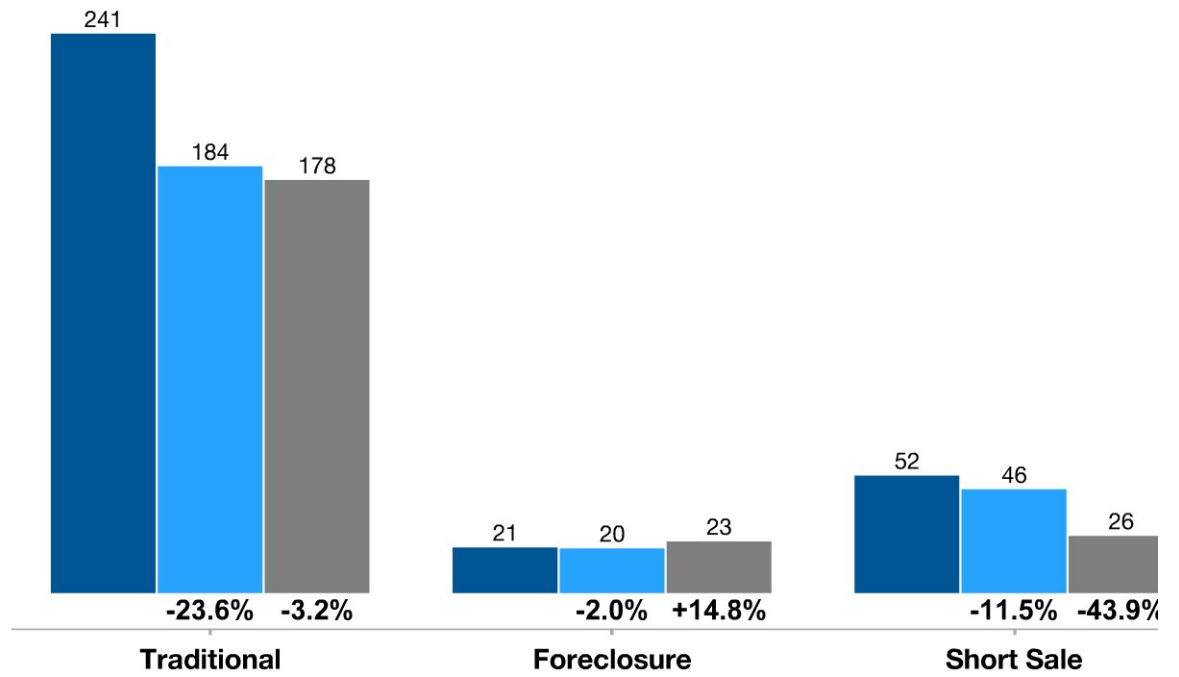
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3.03 r009:3.3.5018.24165



Closed Sales

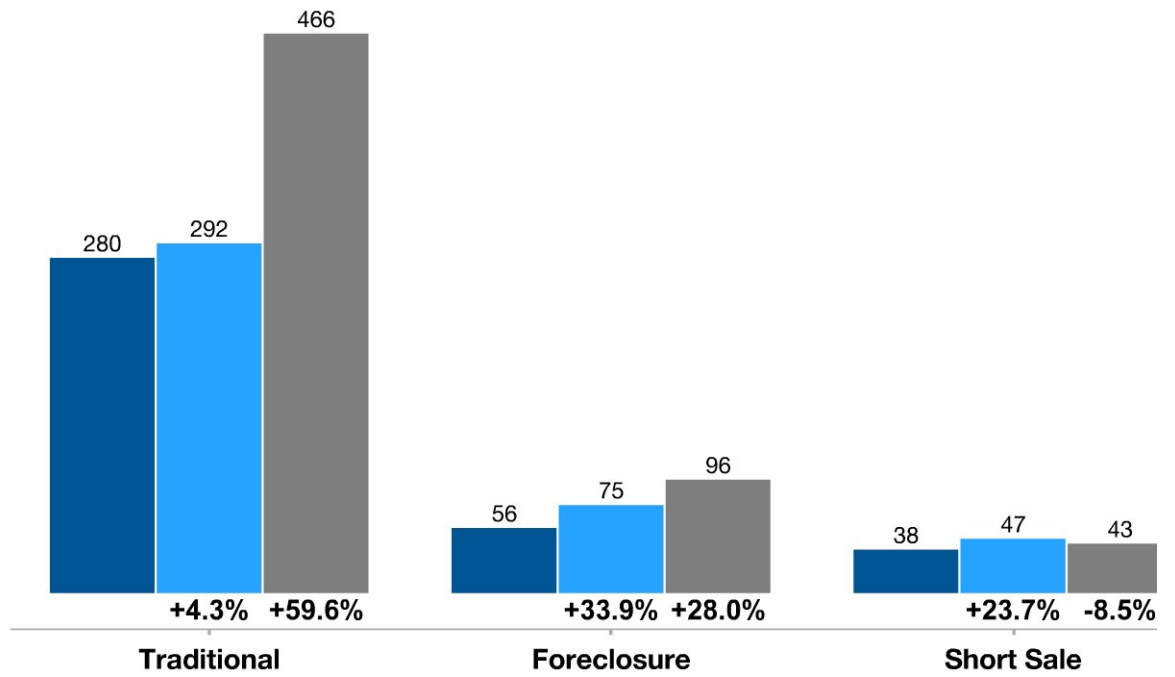
29412

Single-Family

■ Nov 2010 thru Oct 2011

■ Nov 2011 thru Oct 2012

■ Nov 2012 thru Oct 2013



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Average Sales Price

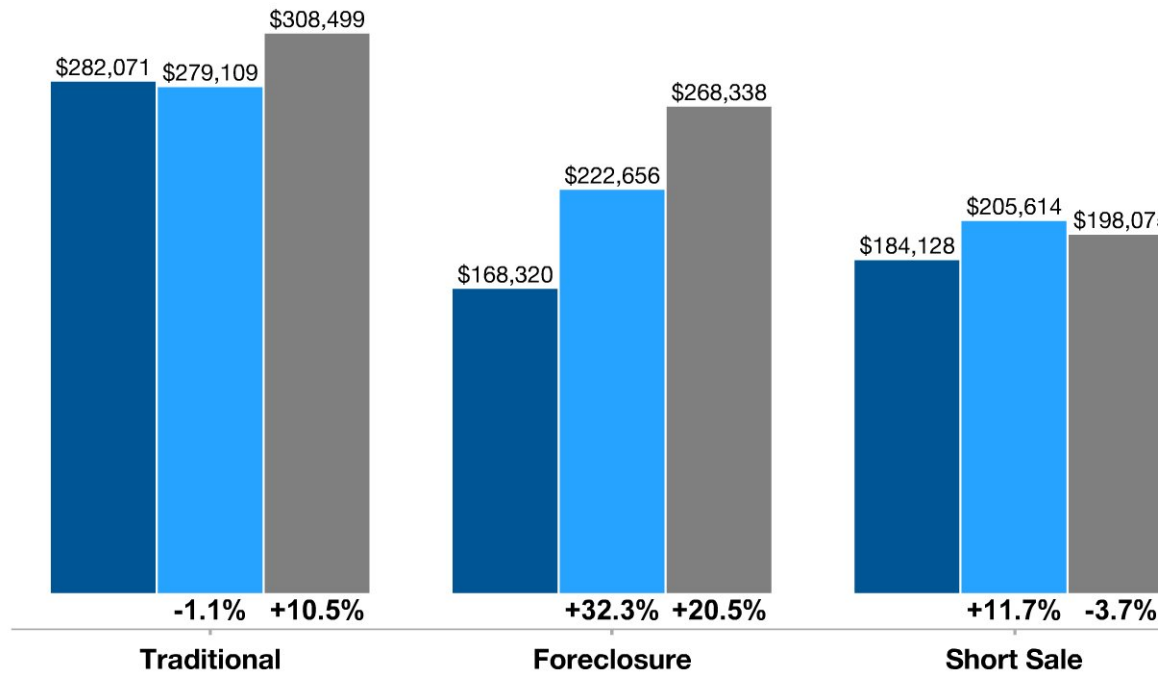
29412

Single-Family

■ Nov 2010 thru Oct 2011

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Average Price Per Sq Ft

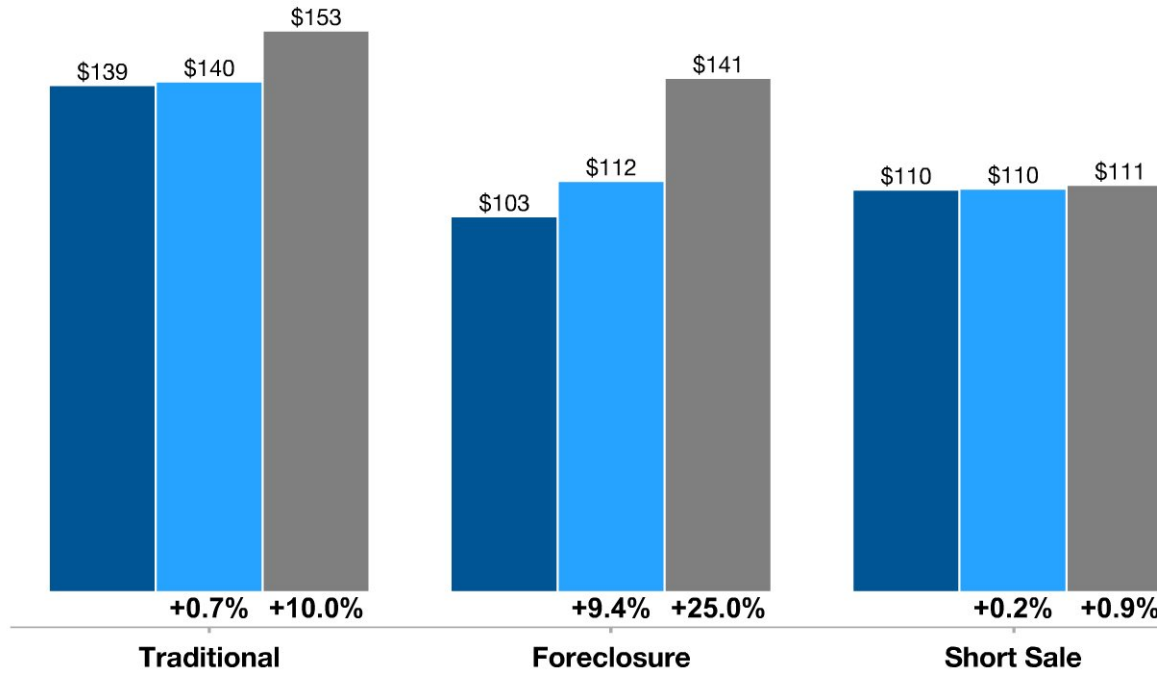
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