

## Months of Inventory 2016

This chart shows the relative strengths of the different MLS areas based on the number of sales during Jan-Dec 2016 compared to the number of actives on 1/10/2017.

This ratio is of course directly related to the simple months of inventory number.

6 months of inventory is considered a healthy, balanced market.

This chart includes single family detached, single family attached, and mobile homes.

	includes SFD, SFA, mobile homes	# of Jan-Dec	Median	# actives	months
rank	Area	2016 Sales	Sales Price	1/10/17	inventory
1	12 CHS-W.Ashley outside I-526 to Rantowles	1,280	\$252,000	139	1.3
2	71 BER-Hanahan Area	326	\$232,000	38	1.4
3	62 DOR-Sville/Ladson/Ravenel Ar to Hwy.165	640	\$180,000	92	1.7
4	32 CHS-N.Chas./Summerville outside I-526	985	\$165,000	142	1.7
5	72 BER-G.Cr/M.Cor Hwy52-Oakley-CooperRiv	861	\$185,000	147	2.0
6	74 BER-Jedburg Rd-Black Tom-Hwy.17a-Col.Pk.	1,400	\$222,215	245	2.1
7	21 CHS-James Island	903	\$275,500	162	2.2
8	11 CHS-W.Ashley inside I-526 to Ashley Rive	628	\$259,500	113	2.2
9	73 BER-G.Cr/M.Cor Hwy17a-Oakley-Hwy52	829	\$200,950	151	2.2
10	61 DOR-N.Chas/Summerville/Ladson Area	1,131	\$192,000	219	2.3
11	52 CHS-Peninsula Chas. outside of crosstown	203	\$375,000	41	2.4
12	42 CHS-Mt.Pleasant South of IOP Connector	1,275	\$440,000	279	2.6
13	78 BER-Wando/Cainhoj Area	249	\$259,050	56	2.7
14	63 DOR-Summerville/Ridgeville Area	1,554	\$217,700	387	3.0
15	31 CHS-N.Charleston Area inside I-526	345	\$197,500	88	3.1
16	41 CHS-Mt.Pleasant North of IOP Connector	1,582	\$425,000	412	3.1
17	76 BER-Moncks Corner Area above Oakley Rd.	290	\$179,000	87	3.6
18	77 BER-Daniel Island	312	\$650,575	96	3.7
19	23 CHS-Johns Island	649	\$275,000	203	3.8
20	75 BER-Rural: Cross/St.Stephens/Bonneau	176	\$126,000	73	5.0
21	22 CHS-Folly Beach Area to Battery Island	145	\$510,000	62	5.1
22	51 CHS-Peninsula Chas. inside of crosstown	423	\$665,000	198	5.6
23	13 CHS-Rural W.Ashley-Ravenel/Hollywood/Meg	163	\$332,990	95	7.0
24	44 CHS-Isle of Palms	111	\$812,500	68	7.4
25	43 CHS-Sullivan's Island	62	\$1,350,000	39	7.5
26	64 DOR-St.George/Harleyville/Reevesville	60	\$125,800	41	8.2
27	47 CHS-Awendaw/McClellanville Area	47	\$326,000	33	8.4
28	26,27,28 -Edisto	136	\$354,500	114	10.1
29	45 CHS-Wild Dunes	133	\$700,000	114	10.3
30	24 CHS-Wadmalaw Island	22	\$348,672	20	10.9
31	30 CHS-Seabrook Island	135	\$375,000	142	12.6
32	25 CHS-Kiawah Island	58	\$622,500	92	19.0
	<b>TOTALS</b>	17,113	\$245,000	4188	2.9