

Local Market Update – January 2020

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



James Island

Area 21

Single-Family Detached

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| New Listings | 82 | 76 | - 7.3% | 82 | 76 | - 7.3% |
| Closed Sales | 35 | 50 | + 42.9% | 35 | 50 | + 42.9% |
| Median Sales Price* | \$370,000 | \$354,000 | - 4.3% | \$370,000 | \$354,000 | - 4.3% |
| Average Sales Price* | \$412,052 | \$430,983 | + 4.6% | \$412,052 | \$430,983 | + 4.6% |
| Percent of Original List Price Received* | 95.5% | 94.6% | - 0.9% | 95.5% | 94.6% | - 0.9% |
| Days on Market Until Sale | 63 | 54 | - 14.3% | 63 | 54 | - 14.3% |
| Inventory of Homes for Sale | 194 | 147 | - 24.2% | -- | -- | -- |

* 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.

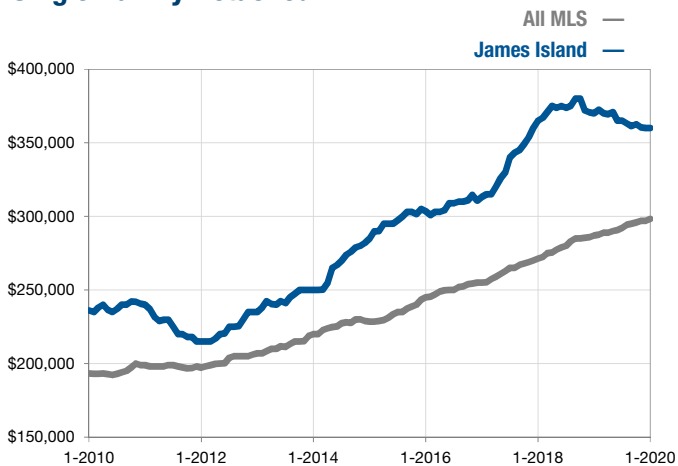
Townhouse-Condo Attached

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| New Listings | 20 | 24 | + 20.0% | 20 | 24 | + 20.0% |
| Closed Sales | 12 | 10 | - 16.7% | 12 | 10 | - 16.7% |
| Median Sales Price* | \$204,799 | \$226,000 | + 10.4% | \$204,799 | \$226,000 | + 10.4% |
| Average Sales Price* | \$246,023 | \$203,240 | - 17.4% | \$246,023 | \$203,240 | - 17.4% |
| Percent of Original List Price Received* | 95.4% | 95.2% | - 0.2% | 95.4% | 95.2% | - 0.2% |
| Days on Market Until Sale | 69 | 42 | - 39.1% | 69 | 42 | - 39.1% |
| Inventory of Homes for Sale | 49 | 50 | + 2.0% | -- | -- | -- |

* 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

