

Local Market Update – February 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	86	89	+ 3.5%	168	165	- 1.8%
Closed Sales	37	51	+ 37.8%	72	101	+ 40.3%
Median Sales Price*	\$360,000	\$368,000	+ 2.2%	\$363,113	\$361,000	- 0.6%
Average Sales Price*	\$617,092	\$425,164	- 31.1%	\$517,420	\$428,045	- 17.3%
Percent of Original List Price Received*	93.9%	95.4%	+ 1.6%	94.7%	95.0%	+ 0.3%
Days on Market Until Sale	70	57	- 18.6%	66	56	- 15.2%
Inventory of Homes for Sale	201	143	- 28.9%	--	--	--

* 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.

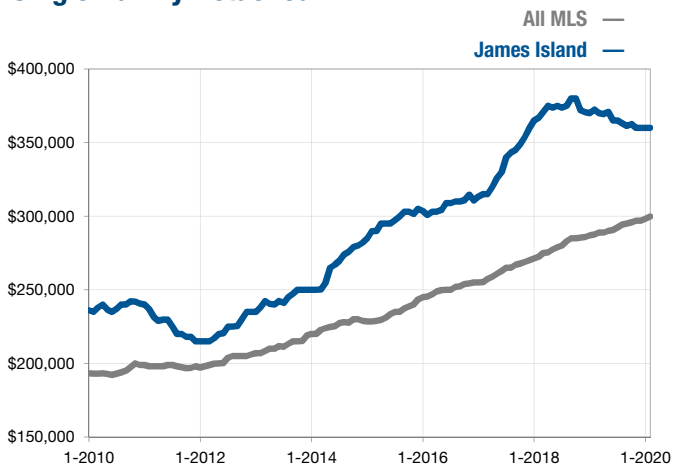
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	27	23	- 14.8%	47	47	0.0%
Closed Sales	13	15	+ 15.4%	25	25	0.0%
Median Sales Price*	\$154,500	\$216,500	+ 40.1%	\$190,000	\$217,000	+ 14.2%
Average Sales Price*	\$182,988	\$201,427	+ 10.1%	\$213,245	\$202,152	- 5.2%
Percent of Original List Price Received*	95.3%	94.9%	- 0.4%	95.4%	95.0%	- 0.4%
Days on Market Until Sale	70	45	- 35.7%	70	44	- 37.1%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--

* 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

