

Local Market Update – March 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	96	76	- 20.8%	264	241	- 8.7%
Closed Sales	69	75	+ 8.7%	141	176	+ 24.8%
Median Sales Price*	\$375,000	\$385,000	+ 2.7%	\$366,000	\$375,500	+ 2.6%
Average Sales Price*	\$441,047	\$481,287	+ 9.1%	\$480,046	\$450,733	- 6.1%
Percent of Original List Price Received*	95.9%	96.3%	+ 0.4%	95.3%	95.6%	+ 0.3%
Days on Market Until Sale	57	47	- 17.5%	62	52	- 16.1%
Inventory of Homes for Sale	202	140	- 30.7%	--	--	--

* 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.

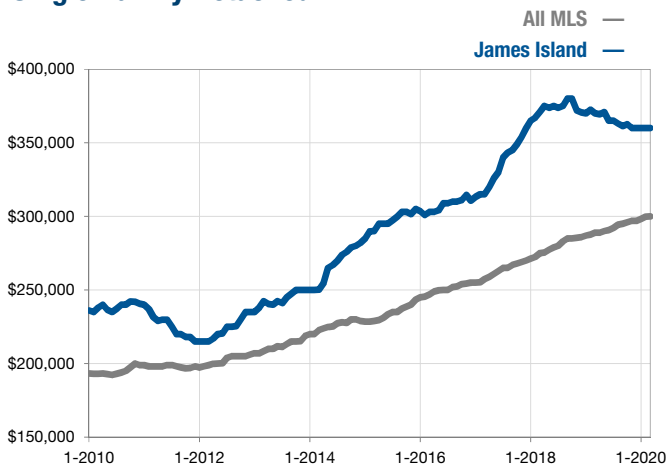
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	37	30	- 18.9%	84	77	- 8.3%
Closed Sales	21	14	- 33.3%	46	39	- 15.2%
Median Sales Price*	\$158,000	\$220,000	+ 39.2%	\$180,500	\$217,000	+ 20.2%
Average Sales Price*	\$186,454	\$225,857	+ 21.1%	\$201,015	\$210,662	+ 4.8%
Percent of Original List Price Received*	96.4%	94.6%	- 1.9%	95.9%	94.8%	- 1.1%
Days on Market Until Sale	25	48	+ 92.0%	49	45	- 8.2%
Inventory of Homes for Sale	67	45	- 32.8%	--	--	--

* 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

