

# Local Market Update – April 2020

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	107	70	- 34.6%	371	312	- 15.9%
Closed Sales	69	57	- 17.4%	210	233	+ 11.0%
Median Sales Price*	\$320,000	<b>\$377,000</b>	+ 17.8%	\$360,000	<b>\$376,000</b>	+ 4.4%
Average Sales Price*	\$473,684	<b>\$414,072</b>	- 12.6%	\$477,956	<b>\$441,765</b>	- 7.6%
Percent of Original List Price Received*	94.0%	<b>96.4%</b>	+ 2.6%	94.9%	<b>95.8%</b>	+ 0.9%
Days on Market Until Sale	61	<b>33</b>	- 45.9%	62	<b>47</b>	- 24.2%
Inventory of Homes for Sale	213	<b>161</b>	- 24.4%	--	--	--

\* 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.

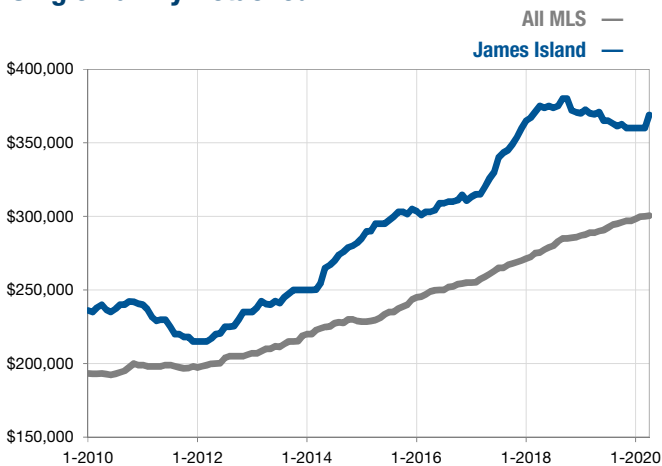
### Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	33	19	- 42.4%	117	96	- 17.9%
Closed Sales	20	20	0.0%	66	59	- 10.6%
Median Sales Price*	\$217,000	<b>\$161,250</b>	- 25.7%	\$199,750	<b>\$207,500</b>	+ 3.9%
Average Sales Price*	\$245,988	<b>\$188,610</b>	- 23.3%	\$214,643	<b>\$203,186</b>	- 5.3%
Percent of Original List Price Received*	97.5%	<b>97.9%</b>	+ 0.4%	96.4%	<b>95.9%</b>	- 0.5%
Days on Market Until Sale	34	<b>31</b>	- 8.8%	45	<b>40</b>	- 11.1%
Inventory of Homes for Sale	62	<b>42</b>	- 32.3%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

