

Local Market Update – May 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	120	68	- 43.3%	491	380	- 22.6%
Closed Sales	73	46	- 37.0%	283	280	- 1.1%
Median Sales Price*	\$385,000	\$350,000	- 9.1%	\$364,900	\$369,700	+ 1.3%
Average Sales Price*	\$461,473	\$425,605	- 7.8%	\$473,704	\$438,313	- 7.5%
Percent of Original List Price Received*	96.5%	95.2%	- 1.3%	95.3%	95.6%	+ 0.3%
Days on Market Until Sale	45	58	+ 28.9%	57	49	- 14.0%
Inventory of Homes for Sale	231	115	- 50.2%	--	--	--

* 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.

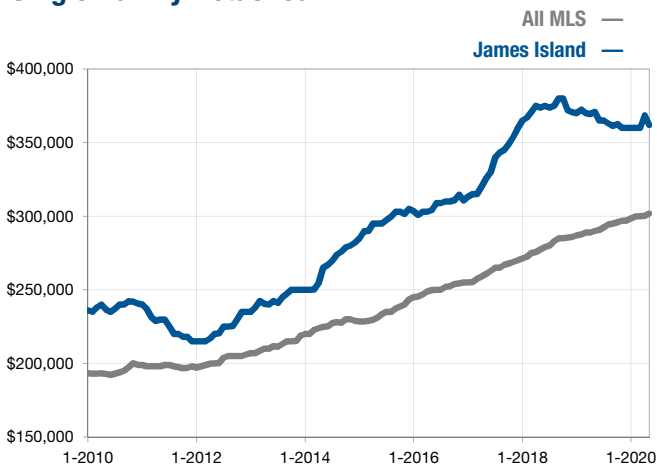
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	35	22	- 37.1%	152	118	- 22.4%
Closed Sales	30	18	- 40.0%	96	77	- 19.8%
Median Sales Price*	\$231,500	\$202,500	- 12.5%	\$209,000	\$207,500	- 0.7%
Average Sales Price*	\$226,749	\$196,361	- 13.4%	\$218,426	\$201,591	- 7.7%
Percent of Original List Price Received*	98.1%	96.7%	- 1.4%	96.9%	96.1%	- 0.8%
Days on Market Until Sale	48	62	+ 29.2%	46	45	- 2.2%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--

* 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

