

Local Market Update – June 2020

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



James Island

Area 21

Single-Family Detached

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| New Listings | 81 | 80 | - 1.2% | 572 | 460 | - 19.6% |
| Closed Sales | 97 | 66 | - 32.0% | 380 | 346 | - 8.9% |
| Median Sales Price* | \$357,500 | \$387,000 | + 8.3% | \$360,663 | \$375,000 | + 4.0% |
| Average Sales Price* | \$390,554 | \$435,998 | + 11.6% | \$452,479 | \$437,871 | - 3.2% |
| Percent of Original List Price Received* | 96.0% | 97.0% | + 1.0% | 95.4% | 95.9% | + 0.5% |
| Days on Market Until Sale | 34 | 45 | + 32.4% | 51 | 48 | - 5.9% |
| Inventory of Homes for Sale | 214 | 94 | - 56.1% | -- | -- | -- |

* 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.

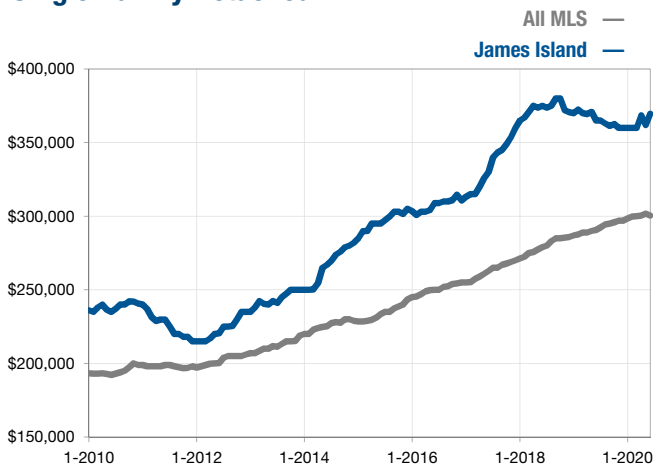
Townhouse-Condo Attached

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| New Listings | 17 | 29 | + 70.6% | 169 | 147 | - 13.0% |
| Closed Sales | 29 | 17 | - 41.4% | 125 | 94 | - 24.8% |
| Median Sales Price* | \$210,000 | \$196,500 | - 6.4% | \$210,000 | \$207,250 | - 1.3% |
| Average Sales Price* | \$217,087 | \$196,906 | - 9.3% | \$218,115 | \$200,744 | - 8.0% |
| Percent of Original List Price Received* | 97.3% | 95.8% | - 1.5% | 97.0% | 96.0% | - 1.0% |
| Days on Market Until Sale | 43 | 28 | - 34.9% | 45 | 42 | - 6.7% |
| Inventory of Homes for Sale | 51 | 36 | - 29.4% | -- | -- | -- |

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

