

# Local Market Update – July 2020

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	81	73	- 9.9%	653	533	- 18.4%
Closed Sales	55	95	+ 72.7%	435	440	+ 1.1%
Median Sales Price*	\$363,756	<b>\$415,000</b>	+ 14.1%	\$361,325	<b>\$381,250</b>	+ 5.5%
Average Sales Price*	\$429,981	<b>\$509,558</b>	+ 18.5%	\$449,634	<b>\$453,571</b>	+ 0.9%
Percent of Original List Price Received*	96.1%	<b>96.8%</b>	+ 0.7%	95.5%	<b>96.1%</b>	+ 0.6%
Days on Market Until Sale	41	40	- 2.4%	50	46	- 8.0%
Inventory of Homes for Sale	206	94	- 54.4%	--	--	--

\* 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.

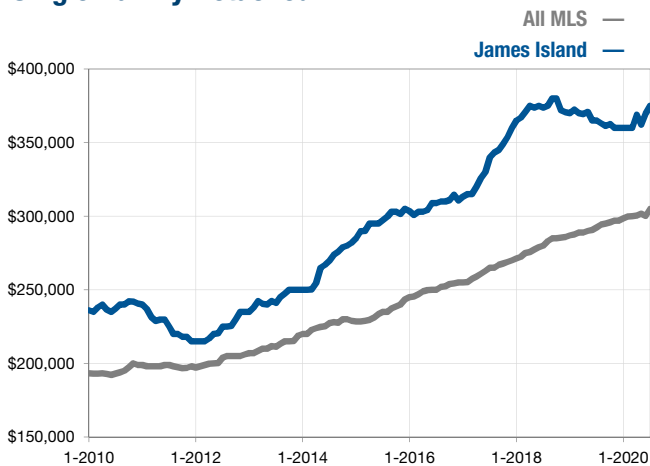
### Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	30	30	0.0%	199	177	- 11.1%
Closed Sales	35	33	- 5.7%	160	127	- 20.6%
Median Sales Price*	\$168,000	<b>\$204,000</b>	+ 21.4%	\$204,250	<b>\$207,000</b>	+ 1.3%
Average Sales Price*	\$213,041	<b>\$196,277</b>	- 7.9%	\$217,005	<b>\$199,583</b>	- 8.0%
Percent of Original List Price Received*	96.4%	<b>97.6%</b>	+ 1.2%	96.8%	<b>96.4%</b>	- 0.4%
Days on Market Until Sale	38	39	+ 2.6%	43	41	- 4.7%
Inventory of Homes for Sale	56	37	- 33.9%	--	--	--

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

