

Local Market Update – August 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	83	67	- 19.3%	736	600	- 18.5%
Closed Sales	65	62	- 4.6%	500	502	+ 0.4%
Median Sales Price*	\$356,000	\$417,000	+ 17.1%	\$360,000	\$385,000	+ 6.9%
Average Sales Price*	\$412,795	\$596,458	+ 44.5%	\$444,845	\$471,218	+ 5.9%
Percent of Original List Price Received*	97.1%	97.1%	0.0%	95.7%	96.2%	+ 0.5%
Days on Market Until Sale	46	24	- 47.8%	50	44	- 12.0%
Inventory of Homes for Sale	212	83	- 60.8%	--	--	--

* 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.

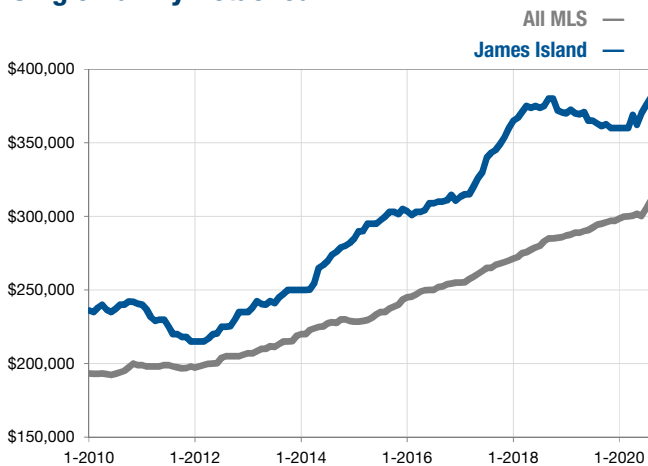
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	22	21	- 4.5%	221	198	- 10.4%
Closed Sales	14	22	+ 57.1%	174	149	- 14.4%
Median Sales Price*	\$212,000	\$210,400	- 0.8%	\$205,000	\$207,000	+ 1.0%
Average Sales Price*	\$211,063	\$239,623	+ 13.5%	\$216,527	\$205,495	- 5.1%
Percent of Original List Price Received*	100.1%	98.5%	- 1.6%	97.1%	96.7%	- 0.4%
Days on Market Until Sale	12	39	+ 225.0%	41	41	0.0%
Inventory of Homes for Sale	56	30	- 46.4%	--	--	--

* 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

