

Local Market Update – September 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	77	67	- 13.0%	813	667	- 18.0%
Closed Sales	62	64	+ 3.2%	562	567	+ 0.9%
Median Sales Price*	\$364,500	409,000	+ 12.2%	\$360,000	\$390,000	+ 8.3%
Average Sales Price*	\$429,576	\$455,207	+ 6.0%	\$443,161	\$469,726	+ 6.0%
Percent of Original List Price Received*	96.0%	96.9%	+ 0.9%	95.8%	96.3%	+ 0.5%
Days on Market Until Sale	46	41	- 10.9%	49	43	- 12.2%
Inventory of Homes for Sale	221	82	- 62.9%	--	--	--

* 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.

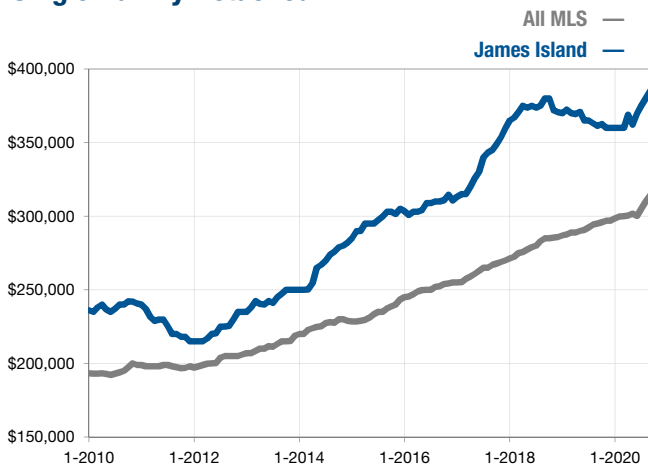
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	17	30	+ 76.5%	238	228	- 4.2%
Closed Sales	25	16	- 36.0%	199	165	- 17.1%
Median Sales Price*	\$247,500	\$217,500	- 12.1%	\$207,000	\$207,500	+ 0.2%
Average Sales Price*	\$263,905	\$202,446	- 23.3%	\$222,479	\$205,199	- 7.8%
Percent of Original List Price Received*	100.1%	98.7%	- 1.4%	97.5%	96.9%	- 0.6%
Days on Market Until Sale	16	12	- 25.0%	38	38	0.0%
Inventory of Homes for Sale	60	35	- 41.7%	--	--	--

* 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

