

# Local Market Update – October 2020

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	81	74	- 8.6%	894	740	- 17.2%
Closed Sales	50	69	+ 38.0%	612	639	+ 4.4%
Median Sales Price*	\$394,000	<b>422,000</b>	+ 7.1%	\$362,500	<b>\$393,235</b>	+ 8.5%
Average Sales Price*	\$513,540	<b>\$606,057</b>	+ 18.0%	\$448,910	<b>\$485,588</b>	+ 8.2%
Percent of Original List Price Received*	95.5%	<b>97.4%</b>	+ 2.0%	95.7%	<b>96.4%</b>	+ 0.7%
Days on Market Until Sale	38	<b>43</b>	+ 13.2%	48	<b>43</b>	- 10.4%
Inventory of Homes for Sale	225	<b>89</b>	- 60.4%	--	--	--

\* 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.

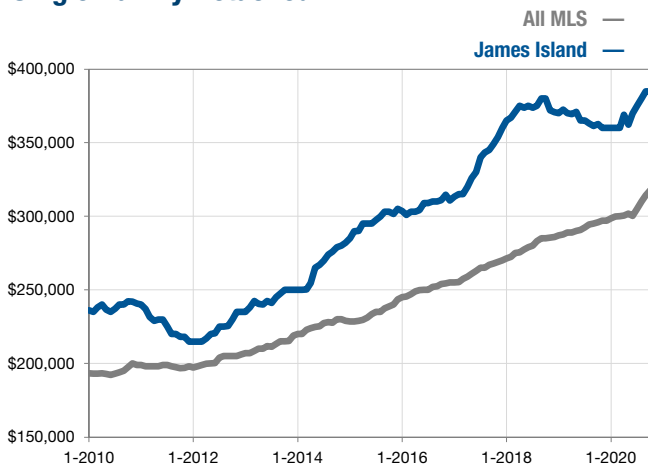
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	17	21	+ 23.5%	255	249	- 2.4%
Closed Sales	13	31	+ 138.5%	212	197	- 7.1%
Median Sales Price*	\$228,000	<b>\$205,000</b>	- 10.1%	\$210,500	<b>\$205,800</b>	- 2.2%
Average Sales Price*	\$248,523	<b>\$216,995</b>	- 12.7%	\$224,076	<b>\$206,722</b>	- 7.7%
Percent of Original List Price Received*	96.6%	<b>95.2%</b>	- 1.4%	97.4%	<b>96.6%</b>	- 0.8%
Days on Market Until Sale	44	31	- 29.5%	38	37	- 2.6%
Inventory of Homes for Sale	57	36	- 36.8%	--	--	--

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

