

Local Market Update – November 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	70	73	+ 4.3%	964	813	- 15.7%
Closed Sales	49	53	+ 8.2%	661	692	+ 4.7%
Median Sales Price*	\$342,000	435,000	+ 27.2%	\$360,000	\$395,000	+ 9.7%
Average Sales Price*	\$350,102	\$474,187	+ 35.4%	\$441,586	\$484,715	+ 9.8%
Percent of Original List Price Received*	93.2%	97.6%	+ 4.7%	95.6%	96.5%	+ 0.9%
Days on Market Until Sale	37	20	- 45.9%	47	41	- 12.8%
Inventory of Homes for Sale	202	87	- 56.9%	--	--	--

* 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.

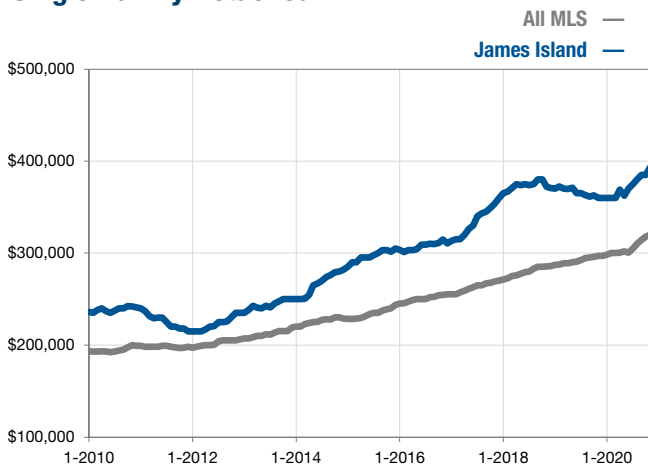
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	10	16	+ 60.0%	265	265	0.0%
Closed Sales	9	18	+ 100.0%	221	215	- 2.7%
Median Sales Price*	\$229,000	\$191,500	- 16.4%	\$211,000	\$205,800	- 2.5%
Average Sales Price*	\$230,656	\$206,181	- 10.6%	\$224,344	\$206,677	- 7.9%
Percent of Original List Price Received*	94.2%	97.0%	+ 3.0%	97.3%	96.7%	- 0.6%
Days on Market Until Sale	49	27	- 44.9%	39	37	- 5.1%
Inventory of Homes for Sale	48	27	- 43.8%	--	--	--

* 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

