

Local Market Update – January 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	76	55	- 27.6%	76	55	- 27.6%
Closed Sales	49	39	- 20.4%	49	39	- 20.4%
Median Sales Price*	\$355,000	\$415,000	+ 16.9%	\$355,000	\$415,000	+ 16.9%
Average Sales Price*	\$432,836	\$478,980	+ 10.7%	\$432,836	\$478,980	+ 10.7%
Percent of Original List Price Received*	94.5%	96.7%	+ 2.3%	94.5%	96.7%	+ 2.3%
Days on Market Until Sale	54	30	- 44.4%	54	30	- 44.4%
Inventory of Homes for Sale	164	44	- 73.2%	--	--	--

* 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.

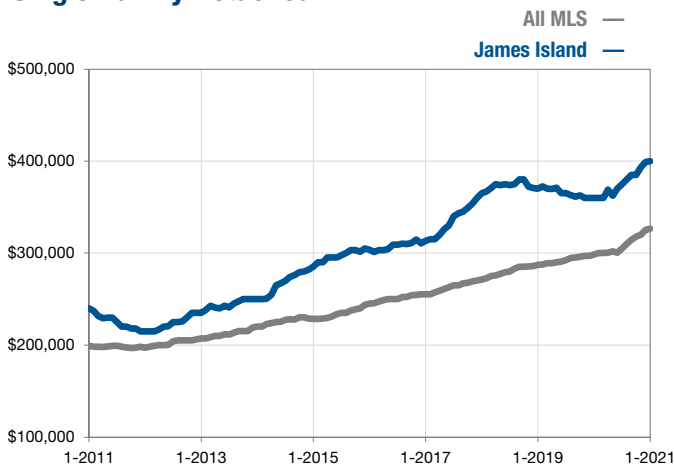
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	24	17	- 29.2%	24	17	- 29.2%
Closed Sales	10	15	+ 50.0%	10	15	+ 50.0%
Median Sales Price*	\$226,000	\$240,000	+ 6.2%	\$226,000	\$240,000	+ 6.2%
Average Sales Price*	\$203,240	\$253,767	+ 24.9%	\$203,240	\$253,767	+ 24.9%
Percent of Original List Price Received*	95.2%	97.0%	+ 1.9%	95.2%	97.0%	+ 1.9%
Days on Market Until Sale	42	55	+ 31.0%	42	55	+ 31.0%
Inventory of Homes for Sale	52	14	- 73.1%	--	--	--

* 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

