

Local Market Update – February 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	89	52	- 41.6%	165	107	- 35.2%
Closed Sales	51	51	0.0%	100	92	- 8.0%
Median Sales Price*	\$368,000	\$400,000	+ 8.7%	\$363,000	\$402,500	+ 10.9%
Average Sales Price*	\$425,164	\$468,572	+ 10.2%	\$428,923	\$472,640	+ 10.2%
Percent of Original List Price Received*	95.4%	97.6%	+ 2.3%	95.0%	97.2%	+ 2.3%
Days on Market Until Sale	57	29	- 49.1%	56	29	- 48.2%
Inventory of Homes for Sale	160	39	- 75.6%	--	--	--

* 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.

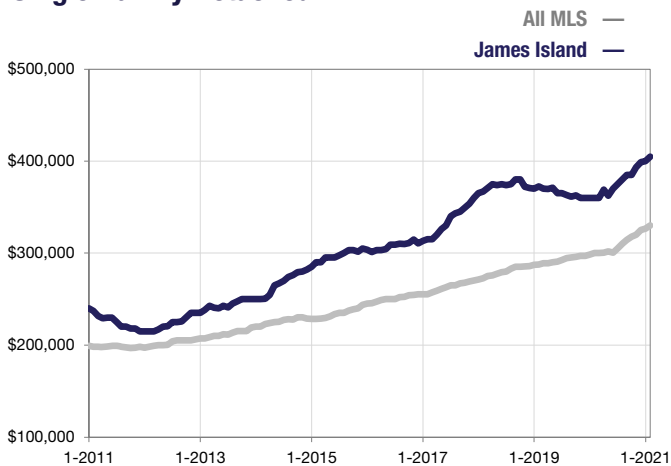
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	23	17	- 26.1%	47	34	- 27.7%
Closed Sales	15	24	+ 60.0%	25	39	+ 56.0%
Median Sales Price*	\$216,500	\$176,250	- 18.6%	\$217,000	\$226,000	+ 4.1%
Average Sales Price*	\$201,427	\$214,023	+ 6.3%	\$202,152	\$229,309	+ 13.4%
Percent of Original List Price Received*	94.9%	95.0%	+ 0.1%	95.0%	95.8%	+ 0.8%
Days on Market Until Sale	45	65	+ 44.4%	44	62	+ 40.9%
Inventory of Homes for Sale	56	9	- 83.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

