

Local Market Update – March 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	78	64	- 17.9%	243	170	- 30.0%
Closed Sales	76	64	- 15.8%	176	155	- 11.9%
Median Sales Price*	\$385,000	\$445,000	+ 15.6%	\$375,500	\$419,500	+ 11.7%
Average Sales Price*	\$477,830	\$528,751	+ 10.7%	\$450,042	\$496,696	+ 10.4%
Percent of Original List Price Received*	96.1%	99.9%	+ 4.0%	95.5%	98.3%	+ 2.9%
Days on Market Until Sale	47	22	- 53.2%	52	27	- 48.1%
Inventory of Homes for Sale	162	29	- 82.1%	--	--	--

* 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.

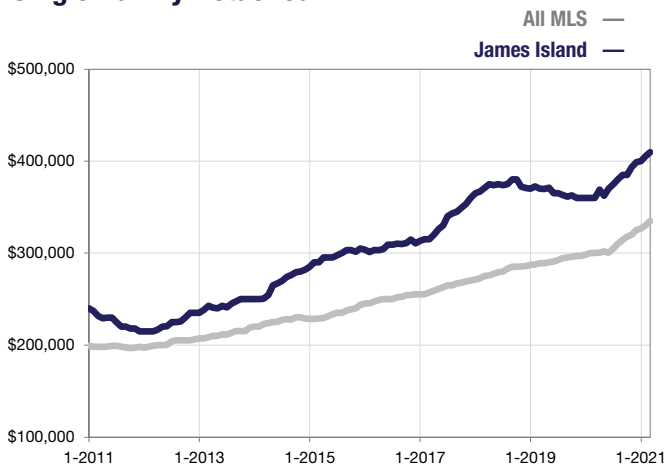
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	30	24	- 20.0%	77	58	- 24.7%
Closed Sales	14	25	+ 78.6%	39	65	+ 66.7%
Median Sales Price*	\$220,000	\$199,850	- 9.2%	\$217,000	\$220,500	+ 1.6%
Average Sales Price*	\$225,857	\$257,844	+ 14.2%	\$210,662	\$240,372	+ 14.1%
Percent of Original List Price Received*	94.6%	97.1%	+ 2.6%	94.8%	96.3%	+ 1.6%
Days on Market Until Sale	48	23	- 52.1%	45	46	+ 2.2%
Inventory of Homes for Sale	52	10	- 80.8%	--	--	--

* 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

