

# Local Market Update – April 2021

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	70	80	+ 14.3%	313	250	- 20.1%
Closed Sales	57	54	- 5.3%	233	209	- 10.3%
Median Sales Price*	\$377,000	<b>\$435,000</b>	+ 15.4%	\$376,000	<b>\$430,000</b>	+ 14.4%
Average Sales Price*	\$414,072	<b>\$538,358</b>	+ 30.0%	\$441,242	<b>\$507,461</b>	+ 15.0%
Percent of Original List Price Received*	96.4%	<b>97.0%</b>	+ 0.6%	95.7%	<b>97.9%</b>	+ 2.3%
Days on Market Until Sale	33	32	- 3.0%	47	28	- 40.4%
Inventory of Homes for Sale	172	44	- 74.4%	--	--	--

\* 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.

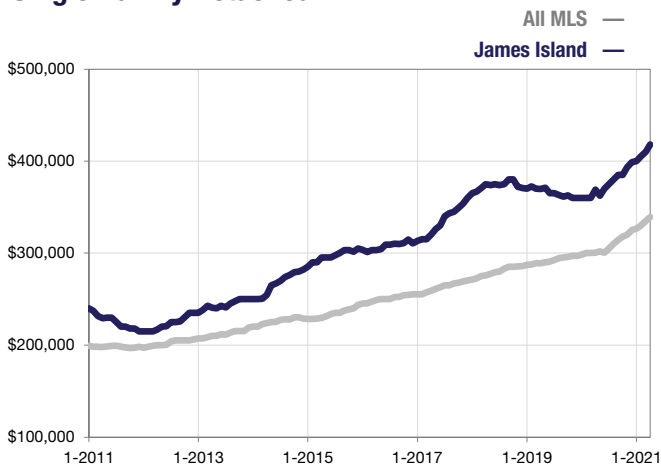
### Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	19	31	+ 63.2%	96	89	- 7.3%
Closed Sales	20	14	- 30.0%	59	79	+ 33.9%
Median Sales Price*	\$161,250	<b>\$251,000</b>	+ 55.7%	\$207,500	<b>\$226,000</b>	+ 8.9%
Average Sales Price*	\$188,610	<b>\$259,743</b>	+ 37.7%	\$203,186	<b>\$243,804</b>	+ 20.0%
Percent of Original List Price Received*	97.9%	<b>98.7%</b>	+ 0.8%	95.9%	<b>96.8%</b>	+ 0.9%
Days on Market Until Sale	31	25	- 19.4%	40	42	+ 5.0%
Inventory of Homes for Sale	48	9	- 81.3%	--	--	--

\* 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

