

# Local Market Update – May 2021

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	68	100	+ 47.1%	381	350	- 8.1%
Closed Sales	46	73	+ 58.7%	279	282	+ 1.1%
Median Sales Price*	\$350,000	\$485,000	+ 38.6%	\$369,900	\$440,000	+ 19.0%
Average Sales Price*	\$425,605	\$702,528	+ 65.1%	\$438,664	\$557,957	+ 27.2%
Percent of Original List Price Received*	95.2%	100.0%	+ 5.0%	95.6%	98.5%	+ 3.0%
Days on Market Until Sale	58	14	- 75.9%	49	24	- 51.0%
Inventory of Homes for Sale	127	59	- 53.5%	--	--	--

\* 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.

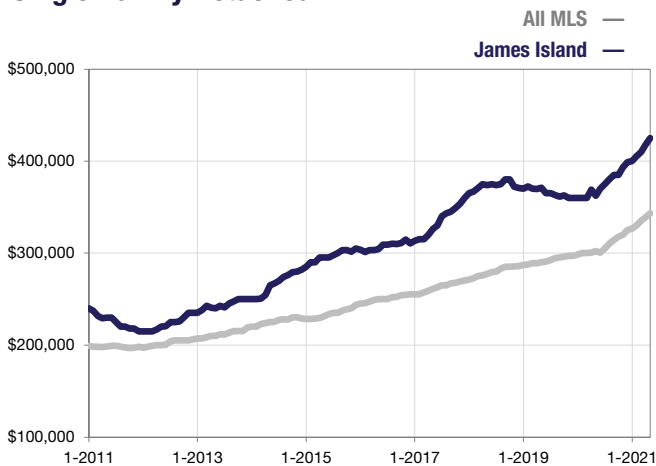
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	22	33	+ 50.0%	118	122	+ 3.4%
Closed Sales	18	25	+ 38.9%	77	104	+ 35.1%
Median Sales Price*	\$202,500	\$170,000	- 16.0%	\$207,500	\$205,500	- 1.0%
Average Sales Price*	\$196,361	\$230,260	+ 17.3%	\$201,591	\$240,549	+ 19.3%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	96.1%	97.5%	+ 1.5%
Days on Market Until Sale	62	10	- 83.9%	45	34	- 24.4%
Inventory of Homes for Sale	48	11	- 77.1%	--	--	--

\* 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

