

# Local Market Update – June 2021

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	80	73	- 8.8%	461	423	- 8.2%
Closed Sales	66	77	+ 16.7%	345	359	+ 4.1%
Median Sales Price*	\$387,000	<b>\$485,000</b>	+ 25.3%	\$375,000	<b>\$445,000</b>	+ 18.7%
Average Sales Price*	\$435,998	<b>\$532,138</b>	+ 22.1%	\$438,154	<b>\$552,405</b>	+ 26.1%
Percent of Original List Price Received*	97.0%	<b>101.1%</b>	+ 4.2%	95.9%	<b>99.0%</b>	+ 3.2%
Days on Market Until Sale	45	12	- 73.3%	48	22	- 54.2%
Inventory of Homes for Sale	106	47	- 55.7%	--	--	--

\* 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.

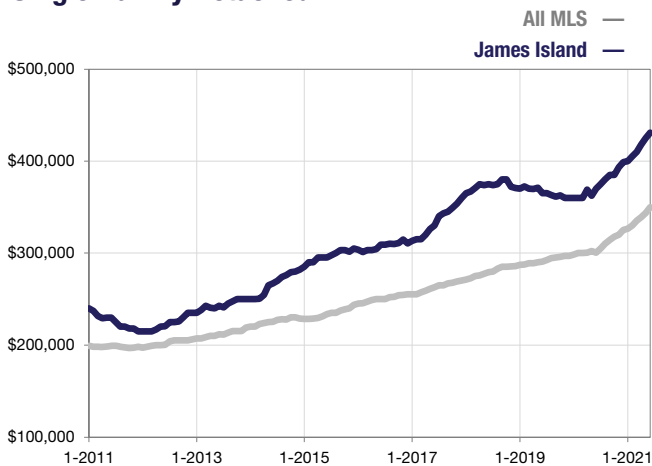
### Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	29	32	+ 10.3%	147	154	+ 4.8%
Closed Sales	18	42	+ 133.3%	95	146	+ 53.7%
Median Sales Price*	\$196,000	<b>\$227,000</b>	+ 15.8%	\$207,000	<b>\$210,000</b>	+ 1.4%
Average Sales Price*	\$193,717	<b>\$222,889</b>	+ 15.1%	\$200,099	<b>\$235,468</b>	+ 17.7%
Percent of Original List Price Received*	95.7%	<b>101.0%</b>	+ 5.5%	96.0%	<b>98.5%</b>	+ 2.6%
Days on Market Until Sale	32	11	- 65.6%	43	28	- 34.9%
Inventory of Homes for Sale	40	6	- 85.0%	--	--	--

\* 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

