

Local Market Update – July 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	72	69	- 4.2%	533	492	- 7.7%
Closed Sales	95	69	- 27.4%	440	428	- 2.7%
Median Sales Price*	\$415,000	\$460,000	+ 10.8%	\$381,250	\$450,000	+ 18.0%
Average Sales Price*	\$509,558	\$510,847	+ 0.3%	\$453,571	\$545,705	+ 20.3%
Percent of Original List Price Received*	96.8%	99.7%	+ 3.0%	96.1%	99.1%	+ 3.1%
Days on Market Until Sale	40	13	- 67.5%	46	20	- 56.5%
Inventory of Homes for Sale	105	39	- 62.9%	--	--	--

* 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.

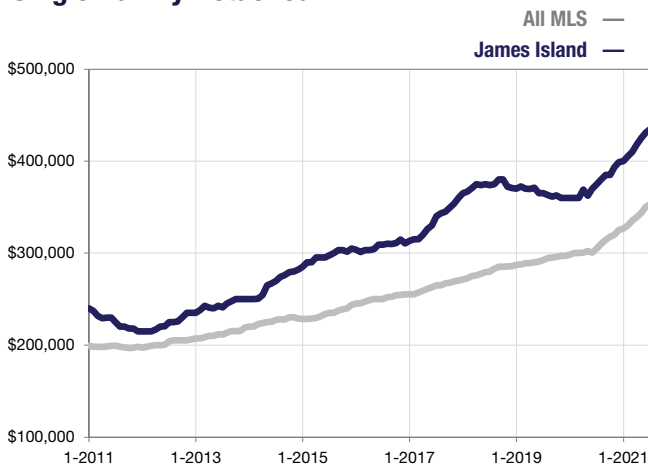
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	30	35	+ 16.7%	177	189	+ 6.8%
Closed Sales	33	34	+ 3.0%	128	180	+ 40.6%
Median Sales Price*	\$204,000	\$275,000	+ 34.8%	\$205,500	\$225,000	+ 9.5%
Average Sales Price*	\$196,277	\$267,029	+ 36.0%	\$199,114	\$241,430	+ 21.3%
Percent of Original List Price Received*	97.6%	102.8%	+ 5.3%	96.4%	99.3%	+ 3.0%
Days on Market Until Sale	39	7	- 82.1%	42	24	- 42.9%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

