

Local Market Update – September 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	66	62	- 6.1%	666	613	- 8.0%
Closed Sales	66	54	- 18.2%	570	547	- 4.0%
Median Sales Price*	\$407,000	\$453,000	+ 11.3%	\$389,500	\$450,000	+ 15.5%
Average Sales Price*	\$451,306	\$513,458	+ 13.8%	\$471,005	\$545,071	+ 15.7%
Percent of Original List Price Received*	97.0%	100.0%	+ 3.1%	96.3%	99.2%	+ 3.0%
Days on Market Until Sale	40	11	- 72.5%	43	19	- 55.8%
Inventory of Homes for Sale	84	46	- 45.2%	--	--	--

* 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.

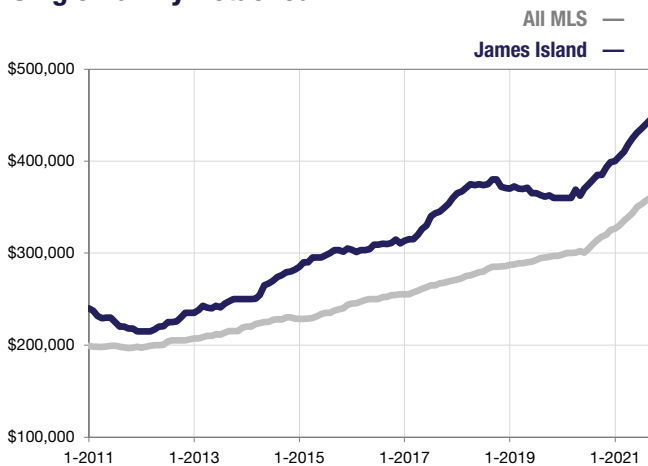
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	30	21	- 30.0%	228	240	+ 5.3%
Closed Sales	16	31	+ 93.8%	166	229	+ 38.0%
Median Sales Price*	\$217,500	\$276,500	+ 27.1%	\$207,250	\$228,000	+ 10.0%
Average Sales Price*	\$202,446	\$257,674	+ 27.3%	\$204,804	\$243,284	+ 18.8%
Percent of Original List Price Received*	98.7%	101.0%	+ 2.3%	96.9%	99.7%	+ 2.9%
Days on Market Until Sale	12	6	- 50.0%	39	20	- 48.7%
Inventory of Homes for Sale	40	21	- 47.5%	--	--	--

* 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

