

Local Market Update – October 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	74	50	- 32.4%	740	663	- 10.4%
Closed Sales	69	60	- 13.0%	639	607	- 5.0%
Median Sales Price*	\$422,000	\$550,000	+ 30.3%	\$393,235	\$460,000	+ 17.0%
Average Sales Price*	\$606,057	\$618,841	+ 2.1%	\$485,588	\$552,363	+ 13.8%
Percent of Original List Price Received*	97.4%	98.5%	+ 1.1%	96.4%	99.2%	+ 2.9%
Days on Market Until Sale	43	25	- 41.9%	43	19	- 55.8%
Inventory of Homes for Sale	96	40	- 58.3%	--	--	--

* 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.

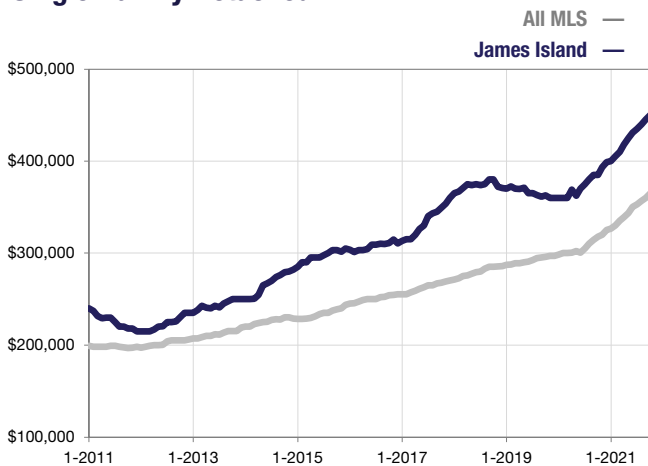
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	21	25	+ 19.0%	249	265	+ 6.4%
Closed Sales	31	20	- 35.5%	197	249	+ 26.4%
Median Sales Price*	\$205,000	\$263,450	+ 28.5%	\$205,800	\$230,000	+ 11.8%
Average Sales Price*	\$216,995	\$281,070	+ 29.5%	\$206,722	\$246,319	+ 19.2%
Percent of Original List Price Received*	95.2%	98.2%	+ 3.2%	96.6%	99.5%	+ 3.0%
Days on Market Until Sale	31	14	- 54.8%	37	19	- 48.6%
Inventory of Homes for Sale	40	18	- 55.0%	--	--	--

* 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

