

Local Market Update – November 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	73	41	- 43.8%	813	704	- 13.4%
Closed Sales	53	51	- 3.8%	692	658	- 4.9%
Median Sales Price*	\$435,000	\$449,900	+ 3.4%	\$395,000	\$458,000	+ 15.9%
Average Sales Price*	\$474,187	\$651,893	+ 37.5%	\$484,715	\$560,077	+ 15.5%
Percent of Original List Price Received*	97.6%	99.8%	+ 2.3%	96.5%	99.2%	+ 2.8%
Days on Market Until Sale	20	22	+ 10.0%	41	20	- 51.2%
Inventory of Homes for Sale	93	33	- 64.5%	--	--	--

* 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.

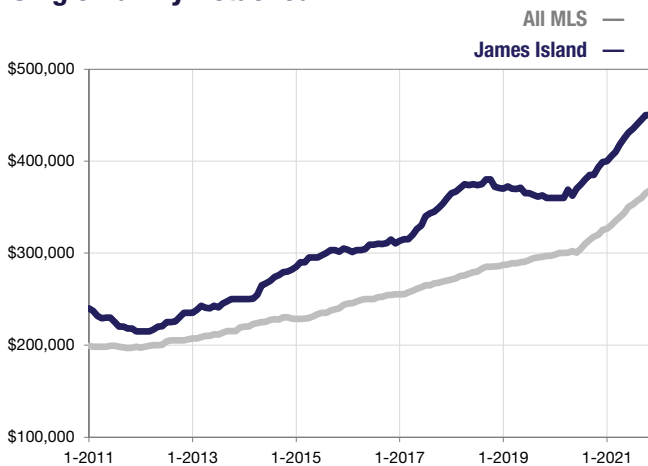
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	16	19	+ 18.8%	265	284	+ 7.2%
Closed Sales	18	24	+ 33.3%	215	273	+ 27.0%
Median Sales Price*	\$191,500	\$245,750	+ 28.3%	\$205,800	\$233,000	+ 13.2%
Average Sales Price*	\$206,181	\$305,908	+ 48.4%	\$206,677	\$251,558	+ 21.7%
Percent of Original List Price Received*	97.0%	99.8%	+ 2.9%	96.7%	99.6%	+ 3.0%
Days on Market Until Sale	27	14	- 48.1%	37	19	- 48.6%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--

* 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

