

Local Market Update – December 2021

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



James Island

Area 21

Single-Family Detached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	42	33	- 21.4%	855	737	- 13.8%
Closed Sales	65	41	- 36.9%	757	699	- 7.7%
Median Sales Price*	\$430,000	\$519,000	+ 20.7%	\$399,000	\$460,000	+ 15.3%
Average Sales Price*	\$499,118	\$591,423	+ 18.5%	\$485,952	\$561,916	+ 15.6%
Percent of Original List Price Received*	96.5%	99.3%	+ 2.9%	96.5%	99.2%	+ 2.8%
Days on Market Until Sale	47	15	- 68.1%	42	19	- 54.8%
Inventory of Homes for Sale	87	23	- 73.6%	--	--	--

* 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.

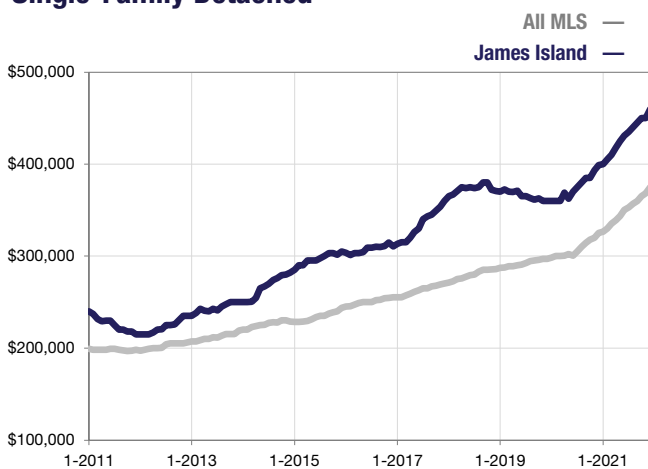
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	16	11	- 31.3%	281	295	+ 5.0%
Closed Sales	27	23	- 14.8%	242	296	+ 22.3%
Median Sales Price*	\$167,500	\$280,000	+ 67.2%	\$202,000	\$236,000	+ 16.8%
Average Sales Price*	\$176,920	\$312,343	+ 76.5%	\$203,357	\$256,283	+ 26.0%
Percent of Original List Price Received*	94.1%	96.2%	+ 2.2%	96.4%	99.3%	+ 3.0%
Days on Market Until Sale	28	31	+ 10.7%	36	20	- 44.4%
Inventory of Homes for Sale	24	10	- 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

