

# Local Market Update – January 2023

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



## James Island

Area 21

### Single-Family Detached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	58	32	- 44.8%	58	32	- 44.8%
Closed Sales	44	26	- 40.9%	44	26	- 40.9%
Median Sales Price*	\$525,250	\$560,000	+ 6.6%	\$525,250	\$560,000	+ 6.6%
Average Sales Price*	\$569,056	\$582,590	+ 2.4%	\$569,056	\$582,590	+ 2.4%
Percent of Original List Price Received*	101.0%	95.8%	- 5.1%	101.0%	95.8%	- 5.1%
Days on Market Until Sale	14	26	+ 85.7%	14	26	+ 85.7%
Inventory of Homes for Sale	23	45	+ 95.7%	--	--	--

\* 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.

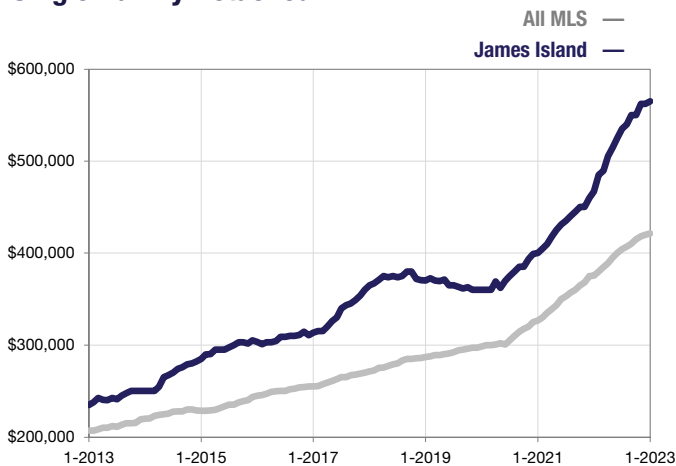
### Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	18	11	- 38.9%	18	11	- 38.9%
Closed Sales	15	9	- 40.0%	15	9	- 40.0%
Median Sales Price*	\$265,000	\$245,000	- 7.5%	\$265,000	\$245,000	- 7.5%
Average Sales Price*	\$272,333	\$323,000	+ 18.6%	\$272,333	\$323,000	+ 18.6%
Percent of Original List Price Received*	98.9%	96.4%	- 2.5%	98.9%	96.4%	- 2.5%
Days on Market Until Sale	33	25	- 24.2%	33	25	- 24.2%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--

\* 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

