

Local Market Update – April 2023

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



James Island

Area 21

Single-Family Detached

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	65	49	- 24.6%	250	176	- 29.6%
Closed Sales	61	48	- 21.3%	210	145	- 31.0%
Median Sales Price*	\$585,000	\$623,000	+ 6.5%	\$535,500	\$555,000	+ 3.6%
Average Sales Price*	\$724,683	\$657,676	- 9.2%	\$607,278	\$687,418	+ 13.2%
Percent of Original List Price Received*	101.8%	97.1%	- 4.6%	101.2%	96.1%	- 5.0%
Days on Market Until Sale	12	30	+ 150.0%	16	35	+ 118.8%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--

* 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.

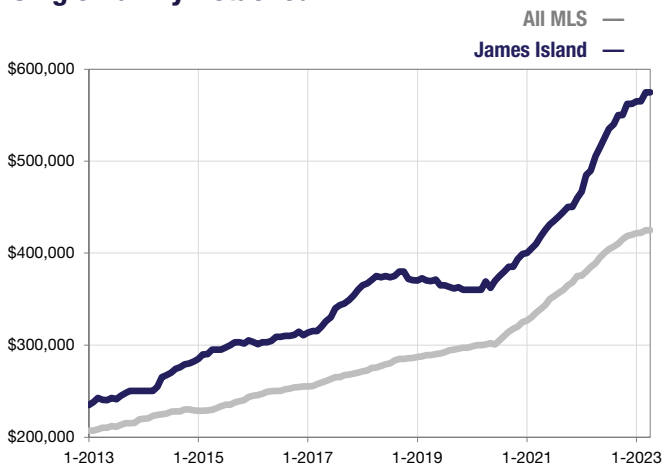
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	33	16	- 51.5%	99	55	- 44.4%
Closed Sales	32	10	- 68.8%	85	47	- 44.7%
Median Sales Price*	\$300,525	\$295,000	- 1.8%	\$290,000	\$304,000	+ 4.8%
Average Sales Price*	\$330,034	\$310,600	- 5.9%	\$300,141	\$342,755	+ 14.2%
Percent of Original List Price Received*	103.2%	101.4%	- 1.7%	101.9%	100.3%	- 1.6%
Days on Market Until Sale	4	4	0.0%	12	12	0.0%
Inventory of Homes for Sale	4	6	+ 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

