

Local Market Update – December 2023

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

James Island

Area 21

Single-Family Detached	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	23	25	+ 8.7%	658	521	- 20.8%
Closed Sales	26	25	- 3.8%	552	418	- 24.3%
Median Sales Price*	\$527,500	\$535,000	+ 1.4%	\$563,750	\$601,500	+ 6.7%
Average Sales Price*	\$542,071	\$632,683	+ 16.7%	\$637,966	\$731,032	+ 14.6%
Percent of Original List Price Received*	96.1%	96.5%	+ 0.4%	99.7%	97.1%	- 2.6%
Days on Market Until Sale	24	25	+ 4.2%	15	23	+ 53.3%
Inventory of Homes for Sale	58	52	- 10.3%	--	--	--

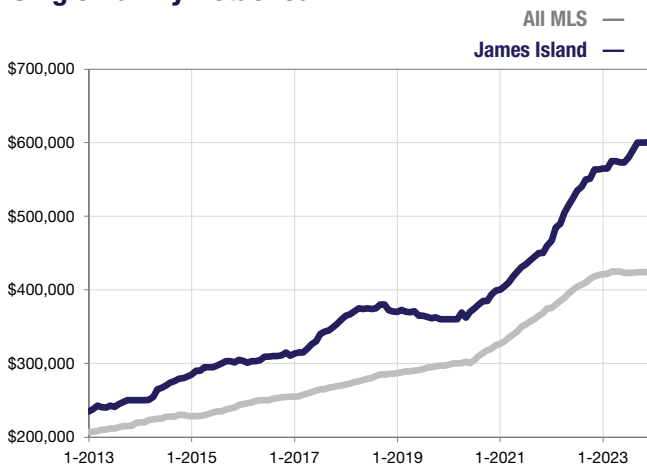
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	2	- 71.4%	237	169	- 28.7%
Closed Sales	12	9	- 25.0%	231	153	- 33.8%
Median Sales Price*	\$328,750	\$261,500	- 20.5%	\$288,000	\$315,000	+ 9.4%
Average Sales Price*	\$315,750	\$298,006	- 5.6%	\$302,942	\$330,293	+ 9.0%
Percent of Original List Price Received*	98.0%	95.8%	- 2.2%	101.2%	99.5%	- 1.7%
Days on Market Until Sale	16	23	+ 43.8%	10	12	+ 20.0%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

