

Local Market Update – January 2024

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

James Island

Area 21

Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	32	38	+ 18.8%	32	38	+ 18.8%
Closed Sales	26	28	+ 7.7%	26	28	+ 7.7%
Median Sales Price*	\$560,000	\$593,000	+ 5.9%	\$560,000	\$593,000	+ 5.9%
Average Sales Price*	\$582,590	\$791,929	+ 35.9%	\$582,590	\$791,929	+ 35.9%
Percent of Original List Price Received*	95.8%	94.5%	- 1.4%	95.8%	94.5%	- 1.4%
Days on Market Until Sale	26	31	+ 19.2%	26	31	+ 19.2%
Inventory of Homes for Sale	47	55	+ 17.0%	--	--	--

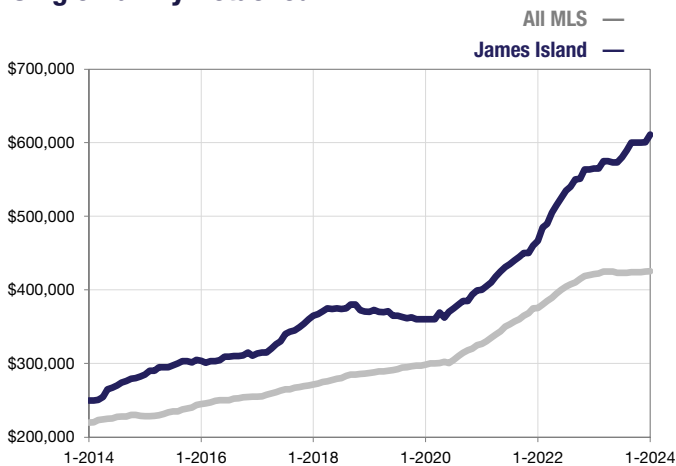
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	11	9	- 18.2%	11	9	- 18.2%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$245,000	\$339,500	+ 38.6%	\$245,000	\$339,500	+ 38.6%
Average Sales Price*	\$323,000	\$358,438	+ 11.0%	\$323,000	\$358,438	+ 11.0%
Percent of Original List Price Received*	96.4%	96.4%	0.0%	96.4%	96.4%	0.0%
Days on Market Until Sale	25	34	+ 36.0%	25	34	+ 36.0%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--

* 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

