

Local Market Update – March 2024

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



James Island

Area 21

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	54	41	- 24.1%	127	126	- 0.8%
Closed Sales	47	37	- 21.3%	97	94	- 3.1%
Median Sales Price*	\$600,000	\$675,000	+ 12.5%	\$553,500	\$623,500	+ 12.6%
Average Sales Price*	\$783,953	\$836,312	+ 6.7%	\$702,136	\$755,533	+ 7.6%
Percent of Original List Price Received*	97.4%	95.7%	- 1.7%	95.7%	95.4%	- 0.3%
Days on Market Until Sale	39	43	+ 10.3%	38	33	- 13.2%
Inventory of Homes for Sale	41	51	+ 24.4%	--	--	--

* 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.

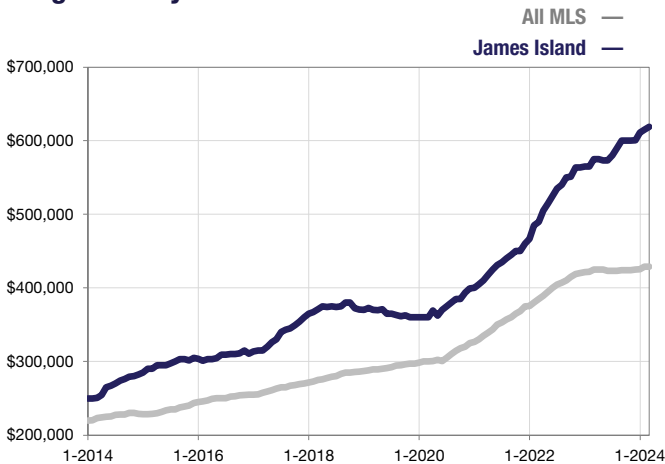
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	15	10	- 33.3%	39	43	+ 10.3%
Closed Sales	18	20	+ 11.1%	37	37	0.0%
Median Sales Price*	\$307,750	\$363,750	+ 18.2%	\$304,000	\$349,500	+ 15.0%
Average Sales Price*	\$379,306	\$355,375	- 6.3%	\$351,446	\$350,541	- 0.3%
Percent of Original List Price Received*	103.9%	98.2%	- 5.5%	100.1%	97.7%	- 2.4%
Days on Market Until Sale	3	14	+ 366.7%	14	23	+ 64.3%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--

* 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

