

Local Market Update – February 2023

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

James Island

Area 21

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	38	41	+ 7.9%	96	73	- 24.0%
Closed Sales	42	24	- 42.9%	86	50	- 41.9%
Median Sales Price*	\$527,500	\$527,500	0.0%	\$525,250	\$545,000	+ 3.8%
Average Sales Price*	\$552,263	\$671,417	+ 21.6%	\$560,854	\$625,227	+ 11.5%
Percent of Original List Price Received*	99.7%	92.2%	- 7.5%	100.3%	94.1%	- 6.2%
Days on Market Until Sale	34	48	+ 41.2%	24	37	+ 54.2%
Inventory of Homes for Sale	21	45	+ 114.3%	--	--	--

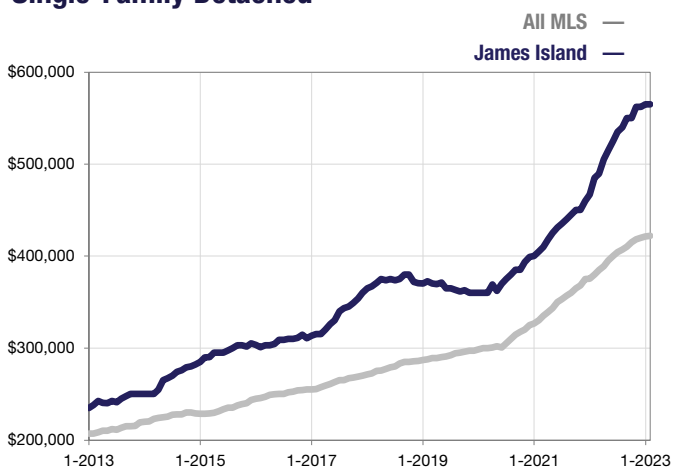
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	25	13	- 48.0%	43	24	- 44.2%
Closed Sales	14	10	- 28.6%	29	19	- 34.5%
Median Sales Price*	\$228,250	\$305,500	+ 33.8%	\$250,000	\$304,000	+ 21.6%
Average Sales Price*	\$236,679	\$326,900	+ 38.1%	\$255,121	\$325,053	+ 27.4%
Percent of Original List Price Received*	101.3%	96.5%	- 4.7%	100.1%	96.5%	- 3.6%
Days on Market Until Sale	13	25	+ 92.3%	23	25	+ 8.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

