

Local Market Update – March 2023

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

James Island

Area 21

Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	89	54	- 39.3%	185	127	- 31.4%
Closed Sales	63	47	- 25.4%	149	97	- 34.9%
Median Sales Price*	\$513,000	\$600,000	+ 17.0%	\$519,000	\$553,500	+ 6.6%
Average Sales Price*	\$556,971	\$783,953	+ 40.8%	\$559,212	\$702,136	+ 25.6%
Percent of Original List Price Received*	101.8%	97.4%	- 4.3%	101.0%	95.7%	- 5.2%
Days on Market Until Sale	10	39	+ 290.0%	18	38	+ 111.1%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--

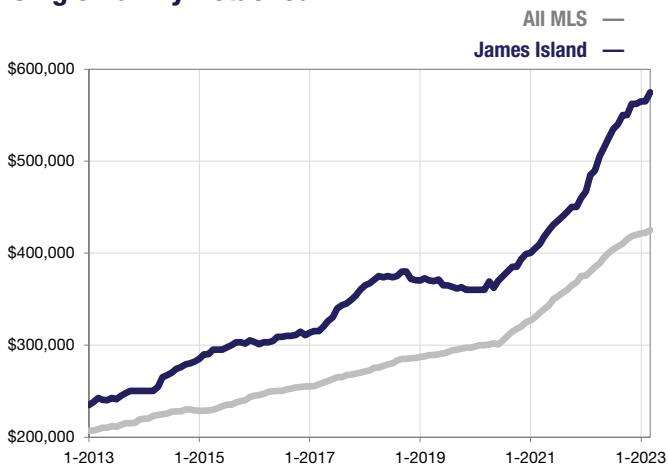
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	23	15	- 34.8%	66	39	- 40.9%
Closed Sales	24	18	- 25.0%	53	37	- 30.2%
Median Sales Price*	\$284,950	\$307,750	+ 8.0%	\$265,000	\$304,000	+ 14.7%
Average Sales Price*	\$314,684	\$379,306	+ 20.5%	\$282,093	\$351,446	+ 24.6%
Percent of Original List Price Received*	102.4%	103.9%	+ 1.5%	101.1%	100.1%	- 1.0%
Days on Market Until Sale	9	3	- 66.7%	17	14	- 17.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

