

Local Market Update – May 2025

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



James Island

Area 21

Single-Family Detached				Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	68	76	+ 11.8%	266	347	+ 30.5%
Closed Sales	49	50	+ 2.0%	186	205	+ 10.2%
Median Sales Price*	\$665,000	\$700,000	+ 5.3%	\$657,000	\$675,000	+ 2.7%
Average Sales Price*	\$896,691	\$845,886	- 5.7%	\$785,635	\$800,131	+ 1.8%
Percent of Original List Price Received*	98.8%	95.6%	- 3.2%	96.6%	95.7%	- 0.9%
Days on Market Until Sale	22	32	+ 45.5%	28	38	+ 35.7%
Inventory of Homes for Sale	61	124	+ 103.3%	--	--	--

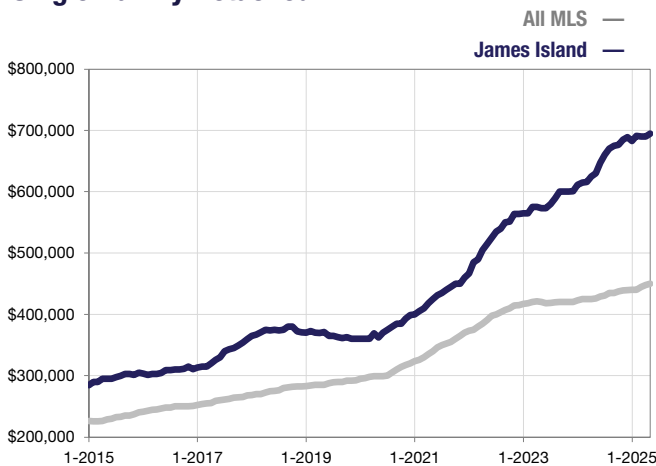
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	21	+ 23.5%	77	116	+ 50.6%
Closed Sales	9	17	+ 88.9%	52	74	+ 42.3%
Median Sales Price*	\$395,000	\$375,000	- 5.1%	\$372,500	\$338,750	- 9.1%
Average Sales Price*	\$530,889	\$366,918	- 30.9%	\$390,869	\$365,414	- 6.5%
Percent of Original List Price Received*	95.8%	97.4%	+ 1.7%	97.3%	95.7%	- 1.6%
Days on Market Until Sale	44	44	0.0%	26	51	+ 96.2%
Inventory of Homes for Sale	20	36	+ 80.0%	--	--	--

* 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

