

Local Market Update – March 2026

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



James Island

Area 21

Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	90	69	- 23.3%	193	181	- 6.2%
Closed Sales	48	46	- 4.2%	103	98	- 4.9%
Median Sales Price*	\$653,807	\$722,500	+ 10.5%	\$650,114	\$715,000	+ 10.0%
Average Sales Price*	\$738,777	\$807,626	+ 9.3%	\$736,150	\$865,313	+ 17.5%
Percent of Original List Price Received*	95.7%	93.7%	- 2.1%	94.9%	94.3%	- 0.6%
Days on Market Until Sale	43	57	+ 32.6%	45	52	+ 15.6%
Inventory of Homes for Sale	104	99	- 4.8%	--	--	--

* 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.

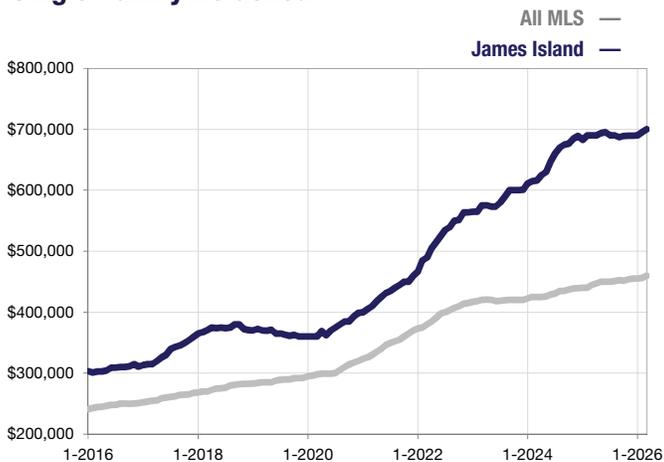
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	25	31	+ 24.0%	65	78	+ 20.0%
Closed Sales	14	16	+ 14.3%	31	40	+ 29.0%
Median Sales Price*	\$375,000	\$382,500	+ 2.0%	\$325,000	\$366,250	+ 12.7%
Average Sales Price*	\$359,255	\$388,234	+ 8.1%	\$329,383	\$358,100	+ 8.7%
Percent of Original List Price Received*	94.3%	96.3%	+ 2.1%	94.7%	95.9%	+ 1.3%
Days on Market Until Sale	72	41	- 43.1%	63	44	- 30.2%
Inventory of Homes for Sale	36	46	+ 27.8%	--	--	--

* 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

