

Local Market Update – March 2025

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



James Island

Area 21

Single-Family Detached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	41	89	+ 117.1%	126	192	+ 52.4%
Closed Sales	37	48	+ 29.7%	94	102	+ 8.5%
Median Sales Price*	\$675,000	\$653,807	- 3.1%	\$623,500	\$652,520	+ 4.7%
Average Sales Price*	\$836,109	\$738,777	- 11.6%	\$755,453	\$739,446	- 2.1%
Percent of Original List Price Received*	95.7%	95.7%	0.0%	95.4%	94.8%	- 0.6%
Days on Market Until Sale	43	43	0.0%	33	46	+ 39.4%
Inventory of Homes for Sale	56	101	+ 80.4%	--	--	--

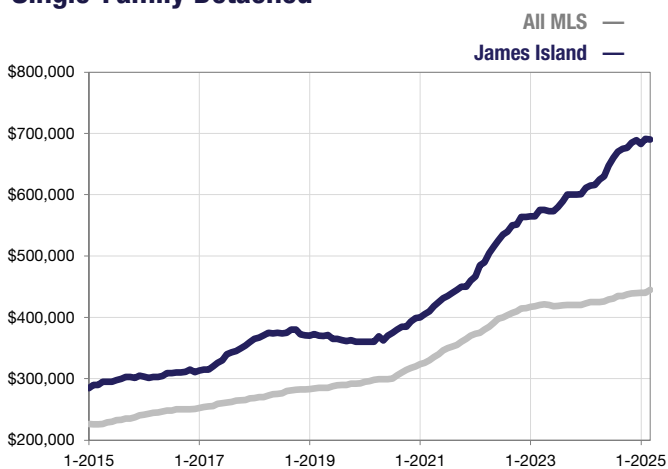
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	25	+ 150.0%	43	65	+ 51.2%
Closed Sales	20	13	- 35.0%	37	30	- 18.9%
Median Sales Price*	\$363,750	\$375,000	+ 3.1%	\$349,500	\$330,000	- 5.6%
Average Sales Price*	\$355,062	\$363,615	+ 2.4%	\$350,372	\$330,277	- 5.7%
Percent of Original List Price Received*	98.1%	94.8%	- 3.4%	97.6%	95.0%	- 2.7%
Days on Market Until Sale	14	75	+ 435.7%	23	64	+ 178.3%
Inventory of Homes for Sale	15	34	+ 126.7%	--	--	--

* 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

