

Local Market Update – August 2023

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



James Island

Area 21

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	58	43	- 25.9%	494	373	- 24.5%
Closed Sales	48	33	- 31.3%	416	316	- 24.0%
Median Sales Price*	\$545,000	\$630,000	+ 15.6%	\$562,250	\$606,500	+ 7.9%
Average Sales Price*	\$659,782	\$867,700	+ 31.5%	\$637,376	\$726,630	+ 14.0%
Percent of Original List Price Received*	96.4%	99.1%	+ 2.8%	100.6%	97.2%	- 3.4%
Days on Market Until Sale	23	12	- 47.8%	14	25	+ 78.6%
Inventory of Homes for Sale	74	47	- 36.5%	--	--	--

* 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.

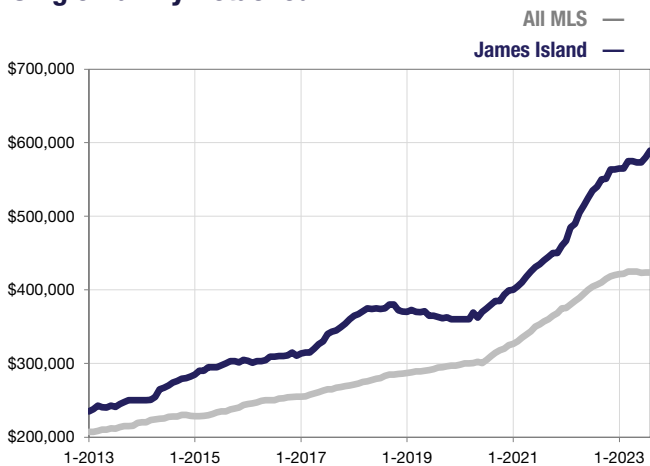
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	19	13	- 31.6%	192	131	- 31.8%
Closed Sales	23	17	- 26.1%	182	114	- 37.4%
Median Sales Price*	\$260,000	\$301,000	+ 15.8%	\$281,200	\$305,500	+ 8.6%
Average Sales Price*	\$274,235	\$317,876	+ 15.9%	\$301,156	\$330,602	+ 9.8%
Percent of Original List Price Received*	100.2%	99.6%	- 0.6%	102.1%	100.3%	- 1.8%
Days on Market Until Sale	8	21	+ 162.5%	9	10	+ 11.1%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

