

Local Market Update – February 2024

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

James Island

Area 21

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	41	48	+ 17.1%	73	86	+ 17.8%
Closed Sales	24	28	+ 16.7%	50	56	+ 12.0%
Median Sales Price*	\$527,500	\$592,500	+ 12.3%	\$545,000	\$592,500	+ 8.7%
Average Sales Price*	\$671,417	\$617,946	- 8.0%	\$625,227	\$704,938	+ 12.7%
Percent of Original List Price Received*	92.2%	95.9%	+ 4.0%	94.1%	95.2%	+ 1.2%
Days on Market Until Sale	48	25	- 47.9%	37	28	- 24.3%
Inventory of Homes for Sale	48	59	+ 22.9%	--	--	--

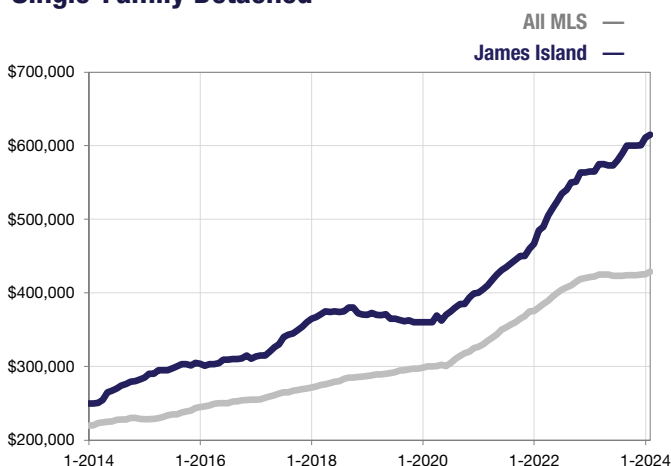
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	13	24	+ 84.6%	24	33	+ 37.5%
Closed Sales	10	9	- 10.0%	19	17	- 10.5%
Median Sales Price*	\$305,500	\$355,000	+ 16.2%	\$304,000	\$343,000	+ 12.8%
Average Sales Price*	\$326,900	\$332,778	+ 1.8%	\$325,053	\$344,853	+ 6.1%
Percent of Original List Price Received*	96.5%	97.7%	+ 1.2%	96.5%	97.1%	+ 0.6%
Days on Market Until Sale	25	34	+ 36.0%	25	34	+ 36.0%
Inventory of Homes for Sale	2	12	+ 500.0%	--	--	--

* 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

