

Local Market Update – December 2020

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



James Island

Area 21

Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	34	42	+ 23.5%	998	855	- 14.3%
Closed Sales	57	65	+ 14.0%	718	757	+ 5.4%
Median Sales Price*	\$355,000	430,000	+ 21.1%	\$360,000	\$399,000	+ 10.8%
Average Sales Price*	\$413,204	\$499,118	+ 20.8%	\$439,333	\$485,952	+ 10.6%
Percent of Original List Price Received*	95.0%	96.5%	+ 1.6%	95.5%	96.5%	+ 1.0%
Days on Market Until Sale	46	47	+ 2.2%	47	42	- 10.6%
Inventory of Homes for Sale	169	76	- 55.0%	--	--	--

* 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.

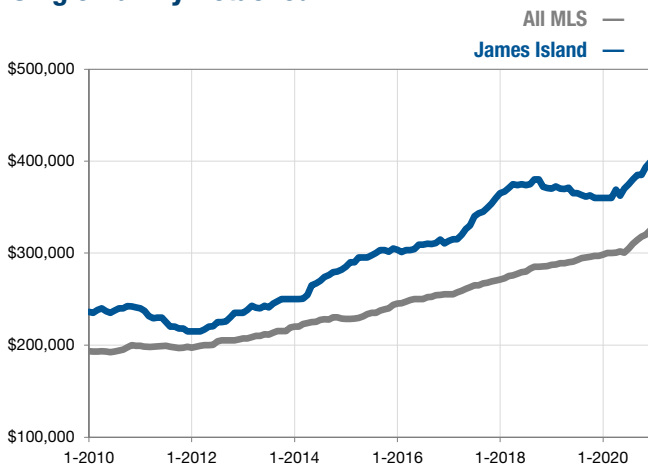
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	18	16	- 11.1%	283	281	- 0.7%
Closed Sales	13	27	+ 107.7%	234	242	+ 3.4%
Median Sales Price*	\$187,000	\$167,500	- 10.4%	\$209,950	\$202,000	- 3.8%
Average Sales Price*	\$188,019	\$176,920	- 5.9%	\$222,326	\$203,357	- 8.5%
Percent of Original List Price Received*	93.7%	94.1%	+ 0.4%	97.1%	96.4%	- 0.7%
Days on Market Until Sale	68	28	- 58.8%	40	36	- 10.0%
Inventory of Homes for Sale	52	20	- 61.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

