

# Local Market Update – December 2018

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



## Johns Island

Area 23

### Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	60	<b>62</b>	+ 3.3%	1,046	<b>1,029</b>	- 1.6%
Closed Sales	73	<b>55</b>	- 24.7%	662	<b>772</b>	+ 16.6%
Median Sales Price*	\$333,900	<b>\$352,790</b>	+ 5.7%	\$311,338	<b>\$329,995</b>	+ 6.0%
Average Sales Price*	\$349,862	<b>\$556,278</b>	+ 59.0%	\$356,158	<b>\$393,818</b>	+ 10.6%
Percent of Original List Price Received*	99.6%	<b>98.4%</b>	- 1.2%	98.8%	<b>97.5%</b>	- 1.3%
Days on Market Until Sale	39	<b>57</b>	+ 46.2%	45	<b>54</b>	+ 20.0%
Inventory of Homes for Sale	260	<b>221</b>	- 15.0%	--	--	--

\* 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.

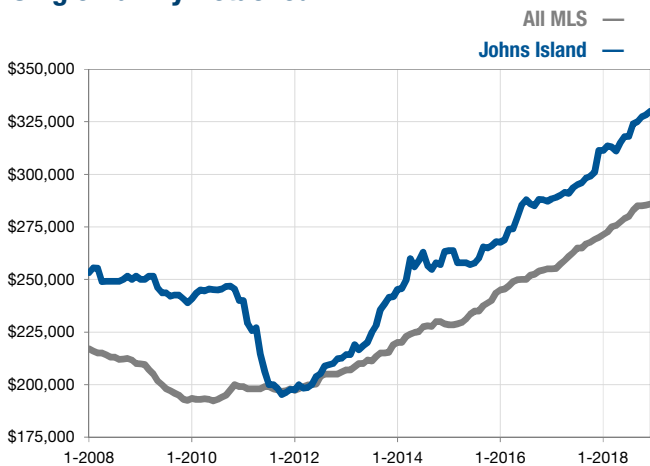
### Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	6	<b>4</b>	- 33.3%	107	<b>88</b>	- 17.8%
Closed Sales	4	<b>5</b>	+ 25.0%	96	<b>83</b>	- 13.5%
Median Sales Price*	\$175,250	<b>\$230,000</b>	+ 31.2%	\$210,375	<b>\$208,000</b>	- 1.1%
Average Sales Price*	\$180,438	<b>\$224,580</b>	+ 24.5%	\$198,379	<b>\$201,730</b>	+ 1.7%
Percent of Original List Price Received*	99.6%	<b>94.1%</b>	- 5.5%	96.8%	<b>96.1%</b>	- 0.7%
Days on Market Until Sale	15	<b>91</b>	+ 506.7%	55	<b>45</b>	- 18.2%
Inventory of Homes for Sale	18	<b>8</b>	- 55.6%	--	--	--

\* 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

