

Local Market Update – February 2019

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	82	85	+ 3.7%	159	157	- 1.3%
Closed Sales	47	47	0.0%	109	83	- 23.9%
Median Sales Price*	\$357,735	\$332,490	- 7.1%	\$317,540	\$327,970	+ 3.3%
Average Sales Price*	\$368,793	\$352,479	- 4.4%	\$356,647	\$354,611	- 0.6%
Percent of Original List Price Received*	99.2%	97.8%	- 1.4%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	54	62	+ 14.8%	54	56	+ 3.7%
Inventory of Homes for Sale	286	199	- 30.4%	--	--	--

* 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.

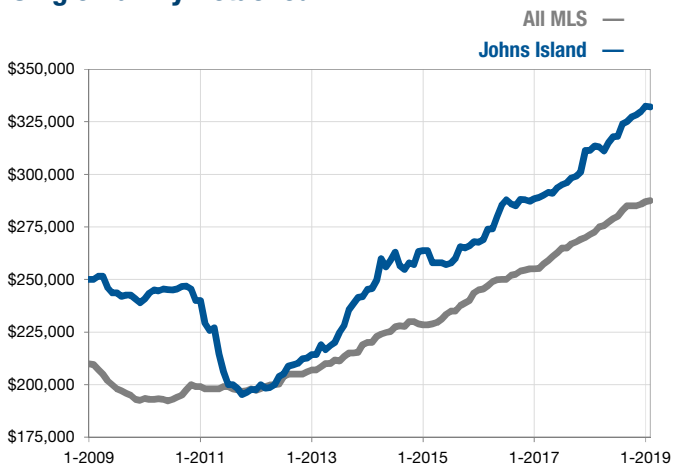
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	11	11	0.0%	17	17	0.0%
Closed Sales	4	6	+ 50.0%	10	9	- 10.0%
Median Sales Price*	\$219,750	\$221,000	+ 0.6%	\$228,500	\$215,000	- 5.9%
Average Sales Price*	\$213,100	\$256,424	+ 20.3%	\$249,240	\$223,560	- 10.3%
Percent of Original List Price Received*	98.4%	96.7%	- 1.7%	98.4%	96.4%	- 2.0%
Days on Market Until Sale	47	24	- 48.9%	37	32	- 13.5%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--

* 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

