

# Local Market Update – August 2020

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



## Johns Island

Area 23

### Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	88	111	+ 26.1%	713	743	+ 4.2%
Closed Sales	68	84	+ 23.5%	512	546	+ 6.6%
Median Sales Price*	\$340,250	\$371,683	+ 9.2%	\$340,000	\$374,183	+ 10.1%
Average Sales Price*	\$374,664	\$458,015	+ 22.2%	\$385,487	\$430,573	+ 11.7%
Percent of Original List Price Received*	96.3%	98.1%	+ 1.9%	97.5%	97.8%	+ 0.3%
Days on Market Until Sale	49	48	- 2.0%	53	47	- 11.3%
Inventory of Homes for Sale	242	126	- 47.9%	--	--	--

\* 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.

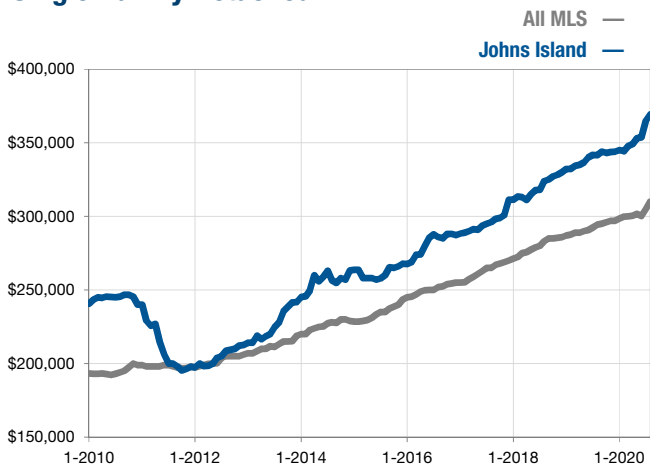
### Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	13	20	+ 53.8%	70	110	+ 57.1%
Closed Sales	8	14	+ 75.0%	47	89	+ 89.4%
Median Sales Price*	\$230,000	\$186,000	- 19.1%	\$217,000	\$249,900	+ 15.2%
Average Sales Price*	\$217,725	\$241,007	+ 10.7%	\$213,877	\$289,307	+ 35.3%
Percent of Original List Price Received*	97.1%	98.7%	+ 1.6%	97.2%	98.4%	+ 1.2%
Days on Market Until Sale	30	47	+ 56.7%	25	45	+ 80.0%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--

\* 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

