

Local Market Update – September 2020

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	96	92	- 4.2%	809	835	+ 3.2%
Closed Sales	54	69	+ 27.8%	566	617	+ 9.0%
Median Sales Price*	\$335,003	405,000	+ 20.9%	\$339,833	\$376,600	+ 10.8%
Average Sales Price*	\$357,911	\$490,711	+ 37.1%	\$382,856	\$437,118	+ 14.2%
Percent of Original List Price Received*	97.0%	97.9%	+ 0.9%	97.5%	97.8%	+ 0.3%
Days on Market Until Sale	37	39	+ 5.4%	51	46	- 9.8%
Inventory of Homes for Sale	270	125	- 53.7%	--	--	--

* 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.

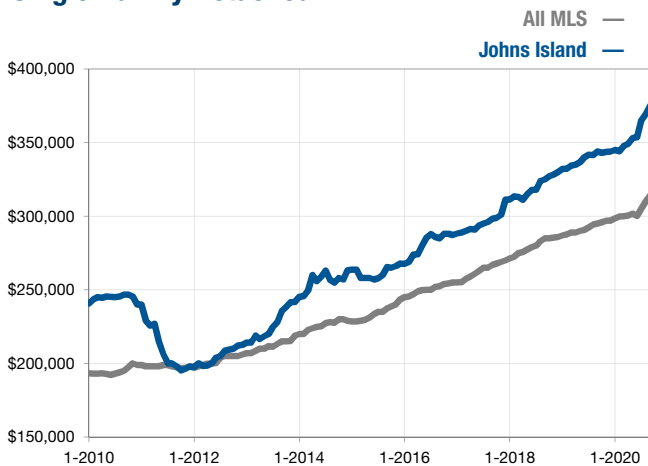
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	10	19	+ 90.0%	80	129	+ 61.3%
Closed Sales	5	15	+ 200.0%	52	104	+ 100.0%
Median Sales Price*	\$239,000	\$255,000	+ 6.7%	\$218,250	\$250,000	+ 14.5%
Average Sales Price*	\$226,400	\$255,187	+ 12.7%	\$215,081	\$284,386	+ 32.2%
Percent of Original List Price Received*	95.3%	101.4%	+ 6.4%	97.0%	98.8%	+ 1.9%
Days on Market Until Sale	30	31	+ 3.3%	25	43	+ 72.0%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--

* 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

