

# Local Market Update – October 2020

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



## Johns Island

Area 23

### Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	81	86	+ 6.2%	890	921	+ 3.5%
Closed Sales	54	84	+ 55.6%	620	702	+ 13.2%
Median Sales Price*	\$364,740	<b>\$365,450</b>	+ 0.2%	\$340,000	<b>\$375,000</b>	+ 10.3%
Average Sales Price*	\$412,781	<b>\$476,934</b>	+ 15.5%	\$385,463	<b>\$441,871</b>	+ 14.6%
Percent of Original List Price Received*	98.8%	<b>97.8%</b>	- 1.0%	97.6%	<b>97.8%</b>	+ 0.2%
Days on Market Until Sale	28	<b>39</b>	+ 39.3%	49	<b>45</b>	- 8.2%
Inventory of Homes for Sale	247	<b>131</b>	- 47.0%	--	--	--

\* 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.

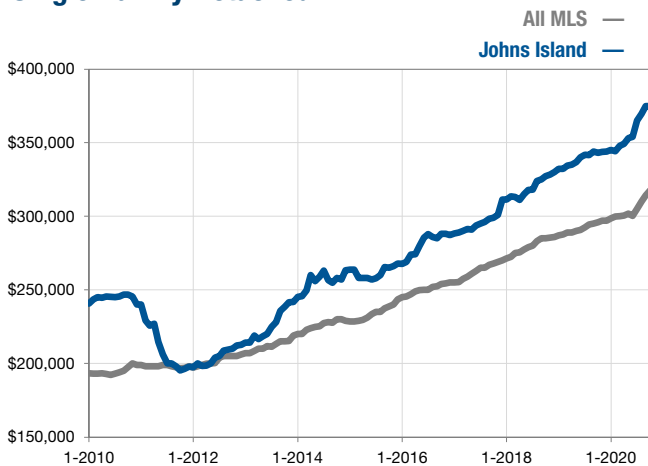
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	12	4	- 66.7%	92	133	+ 44.6%
Closed Sales	7	13	+ 85.7%	59	117	+ 98.3%
Median Sales Price*	\$237,500	<b>\$195,000</b>	- 17.9%	\$224,000	<b>\$249,400</b>	+ 11.3%
Average Sales Price*	\$229,000	<b>\$230,331</b>	+ 0.6%	\$216,732	<b>\$278,379</b>	+ 28.4%
Percent of Original List Price Received*	95.3%	<b>97.4%</b>	+ 2.2%	96.8%	<b>98.7%</b>	+ 2.0%
Days on Market Until Sale	52	<b>51</b>	- 1.9%	29	<b>44</b>	+ 51.7%
Inventory of Homes for Sale	28	<b>15</b>	- 46.4%	--	--	--

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

