

Local Market Update – December 2020

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	60	66	+ 10.0%	1,011	1,046	+ 3.5%
Closed Sales	76	74	- 2.6%	739	855	+ 15.7%
Median Sales Price*	\$378,527	\$366,215	- 3.3%	\$344,000	\$375,000	+ 9.0%
Average Sales Price*	\$464,953	\$428,255	- 7.9%	\$394,734	\$441,712	+ 11.9%
Percent of Original List Price Received*	96.8%	98.2%	+ 1.4%	97.5%	98.1%	+ 0.6%
Days on Market Until Sale	55	25	- 54.5%	49	43	- 12.2%
Inventory of Homes for Sale	230	96	- 58.3%	--	--	--

* 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.

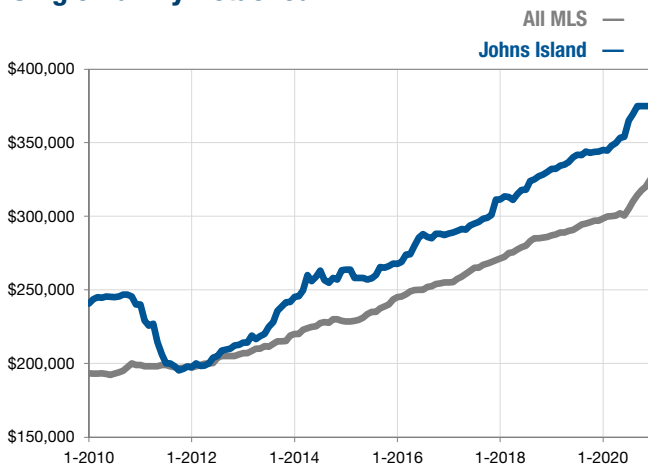
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	11	4	- 63.6%	108	143	+ 32.4%
Closed Sales	9	7	- 22.2%	74	130	+ 75.7%
Median Sales Price*	\$235,000	\$250,000	+ 6.4%	\$225,000	\$249,373	+ 10.8%
Average Sales Price*	\$286,144	\$240,494	- 16.0%	\$226,101	\$272,733	+ 20.6%
Percent of Original List Price Received*	99.0%	98.2%	- 0.8%	97.2%	98.7%	+ 1.5%
Days on Market Until Sale	19	5	- 73.7%	27	41	+ 51.9%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--

* 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

