

# Local Market Update – January 2021

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



## Johns Island

Area 23

### Single-Family Detached

| Key Metrics                              | January   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| New Listings                             | 81        | 73               | - 9.9%         | 81           | 73               | - 9.9%         |
| Closed Sales                             | 49        | 59               | + 20.4%        | 49           | 59               | + 20.4%        |
| Median Sales Price*                      | \$324,565 | <b>\$380,000</b> | + 17.1%        | \$324,565    | <b>\$380,000</b> | + 17.1%        |
| Average Sales Price*                     | \$407,765 | <b>\$443,803</b> | + 8.8%         | \$407,765    | <b>\$443,803</b> | + 8.8%         |
| Percent of Original List Price Received* | 98.6%     | <b>98.3%</b>     | - 0.3%         | 98.6%        | <b>98.3%</b>     | - 0.3%         |
| Days on Market Until Sale                | 38        | 46               | + 21.1%        | 38           | 46               | + 21.1%        |
| Inventory of Homes for Sale              | 241       | 55               | - 77.2%        | --           | --               | --             |

\* 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.

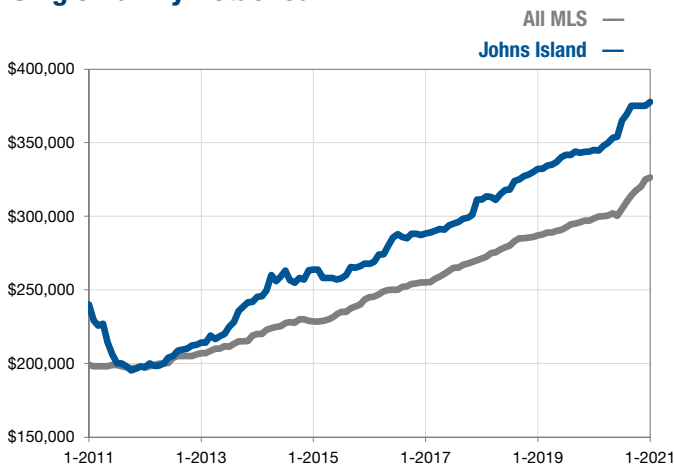
### Townhouse-Condo Attached

| Key Metrics                              | January   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| New Listings                             | 15        | 5                | - 66.7%        | 15           | 5                | - 66.7%        |
| Closed Sales                             | 4         | 5                | + 25.0%        | 4            | 5                | + 25.0%        |
| Median Sales Price*                      | \$230,000 | <b>\$244,950</b> | + 6.5%         | \$230,000    | <b>\$244,950</b> | + 6.5%         |
| Average Sales Price*                     | \$225,450 | <b>\$238,770</b> | + 5.9%         | \$225,450    | <b>\$238,770</b> | + 5.9%         |
| Percent of Original List Price Received* | 95.6%     | <b>99.8%</b>     | + 4.4%         | 95.6%        | <b>99.8%</b>     | + 4.4%         |
| Days on Market Until Sale                | 40        | 48               | + 20.0%        | 40           | 48               | + 20.0%        |
| Inventory of Homes for Sale              | 32        | 3                | - 90.6%        | --           | --               | --             |

\* 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

