

Local Market Update – February 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	89	86	- 3.4%	170	159	- 6.5%
Closed Sales	53	102	+ 92.5%	102	163	+ 59.8%
Median Sales Price*	\$339,900	\$388,674	+ 14.3%	\$338,845	\$385,271	+ 13.7%
Average Sales Price*	\$373,386	\$458,826	+ 22.9%	\$389,901	\$452,154	+ 16.0%
Percent of Original List Price Received*	97.4%	100.0%	+ 2.7%	98.0%	99.4%	+ 1.4%
Days on Market Until Sale	63	27	- 57.1%	51	33	- 35.3%
Inventory of Homes for Sale	233	45	- 80.7%	--	--	--

* 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.

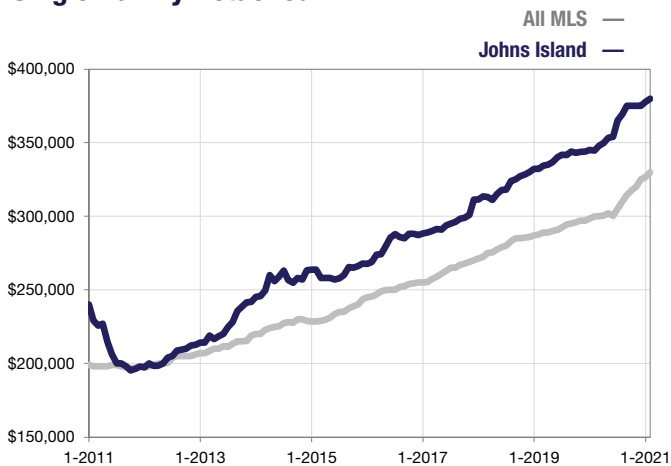
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	12	+ 33.3%	24	17	- 29.2%
Closed Sales	7	3	- 57.1%	11	8	- 27.3%
Median Sales Price*	\$259,900	\$259,500	- 0.2%	\$259,900	\$252,225	- 3.0%
Average Sales Price*	\$252,457	\$283,167	+ 12.2%	\$242,636	\$255,419	+ 5.3%
Percent of Original List Price Received*	97.4%	98.4%	+ 1.0%	96.7%	99.3%	+ 2.7%
Days on Market Until Sale	65	119	+ 83.1%	56	75	+ 33.9%
Inventory of Homes for Sale	34	3	- 91.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

