

Local Market Update – March 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	66	92	+ 39.4%	236	251	+ 6.4%
Closed Sales	62	103	+ 66.1%	164	268	+ 63.4%
Median Sales Price*	\$352,820	\$400,000	+ 13.4%	\$341,950	\$392,863	+ 14.9%
Average Sales Price*	\$370,435	\$450,022	+ 21.5%	\$382,542	\$451,153	+ 17.9%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	98.0%	99.6%	+ 1.6%
Days on Market Until Sale	60	28	- 53.3%	54	31	- 42.6%
Inventory of Homes for Sale	224	36	- 83.9%	--	--	--

* 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.

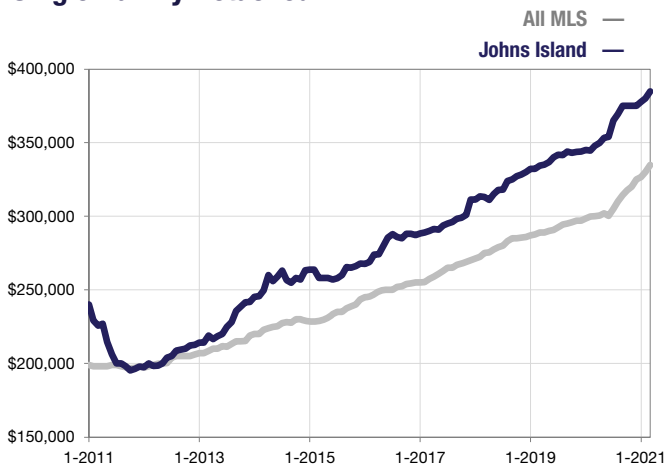
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	22	7	- 68.2%	46	24	- 47.8%
Closed Sales	16	14	- 12.5%	27	22	- 18.5%
Median Sales Price*	\$252,173	\$226,250	- 10.3%	\$259,345	\$233,750	- 9.9%
Average Sales Price*	\$412,359	\$221,729	- 46.2%	\$343,213	\$233,980	- 31.8%
Percent of Original List Price Received*	99.9%	97.8%	- 2.1%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	58	21	- 63.8%	57	41	- 28.1%
Inventory of Homes for Sale	33	5	- 84.8%	--	--	--

* 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

