

Local Market Update – April 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	77	106	+ 37.7%	313	357	+ 14.1%
Closed Sales	54	77	+ 42.6%	218	346	+ 58.7%
Median Sales Price*	\$369,000	\$437,031	+ 18.4%	\$348,690	\$402,866	+ 15.5%
Average Sales Price*	\$434,224	\$532,324	+ 22.6%	\$395,344	\$468,852	+ 18.6%
Percent of Original List Price Received*	97.4%	99.6%	+ 2.3%	97.8%	99.6%	+ 1.8%
Days on Market Until Sale	54	39	- 27.8%	54	33	- 38.9%
Inventory of Homes for Sale	223	42	- 81.2%	--	--	--

* 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.

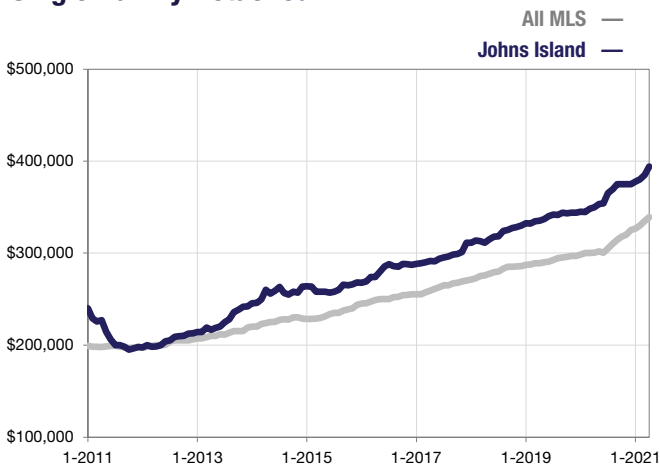
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	10	10	0.0%	56	34	- 39.3%
Closed Sales	8	11	+ 37.5%	35	33	- 5.7%
Median Sales Price*	\$259,873	\$282,000	+ 8.5%	\$259,345	\$244,950	- 5.6%
Average Sales Price*	\$338,954	\$337,980	- 0.3%	\$342,239	\$268,646	- 21.5%
Percent of Original List Price Received*	98.1%	102.7%	+ 4.7%	98.5%	99.8%	+ 1.3%
Days on Market Until Sale	24	44	+ 83.3%	49	42	- 14.3%
Inventory of Homes for Sale	36	2	- 94.4%	--	--	--

* 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

