

# Local Market Update – May 2021

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



## Johns Island

Area 23

### Single-Family Detached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	131	92	- 29.8%	444	449	+ 1.1%
Closed Sales	64	77	+ 20.3%	282	425	+ 50.7%
Median Sales Price*	\$387,500	<b>\$412,796</b>	+ 6.5%	\$359,576	<b>\$407,425</b>	+ 13.3%
Average Sales Price*	\$446,499	<b>\$487,954</b>	+ 9.3%	\$406,953	<b>\$473,094</b>	+ 16.3%
Percent of Original List Price Received*	97.9%	<b>100.5%</b>	+ 2.7%	97.8%	<b>99.7%</b>	+ 1.9%
Days on Market Until Sale	35	24	- 31.4%	50	31	- 38.0%
Inventory of Homes for Sale	219	33	- 84.9%	--	--	--

\* 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.

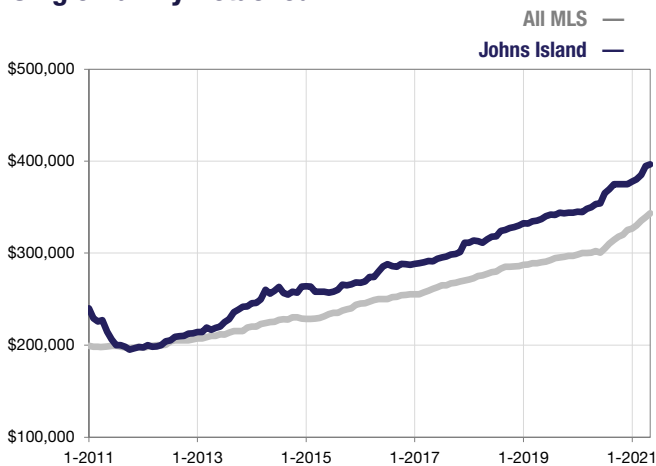
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	13	6	- 53.8%	69	40	- 42.0%
Closed Sales	9	6	- 33.3%	44	39	- 11.4%
Median Sales Price*	\$255,000	<b>\$270,000</b>	+ 5.9%	\$256,100	<b>\$250,000</b>	- 2.4%
Average Sales Price*	\$238,478	<b>\$249,983</b>	+ 4.8%	\$321,015	<b>\$265,775</b>	- 17.2%
Percent of Original List Price Received*	97.4%	<b>100.6%</b>	+ 3.3%	98.3%	<b>99.9%</b>	+ 1.6%
Days on Market Until Sale	8	9	+ 12.5%	41	36	- 12.2%
Inventory of Homes for Sale	27	1	- 96.3%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

