

Local Market Update – June 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	95	90	- 5.3%	539	539	0.0%
Closed Sales	80	86	+ 7.5%	362	512	+ 41.4%
Median Sales Price*	\$370,800	\$448,000	+ 20.8%	\$361,500	\$410,000	+ 13.4%
Average Sales Price*	\$451,256	\$539,552	+ 19.6%	\$416,744	\$484,696	+ 16.3%
Percent of Original List Price Received*	96.9%	101.6%	+ 4.9%	97.6%	100.1%	+ 2.6%
Days on Market Until Sale	57	11	- 80.7%	51	28	- 45.1%
Inventory of Homes for Sale	185	54	- 70.8%	--	--	--

* 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.

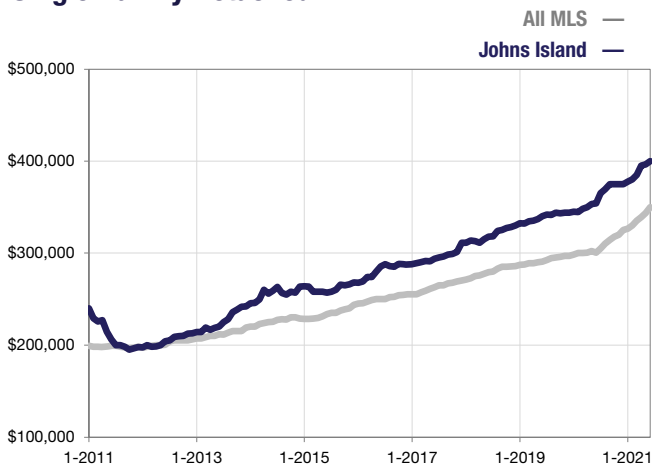
Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	15	14	- 6.7%	84	54	- 35.7%
Closed Sales	22	15	- 31.8%	66	54	- 18.2%
Median Sales Price*	\$250,000	\$272,400	+ 9.0%	\$252,500	\$255,250	+ 1.1%
Average Sales Price*	\$278,812	\$256,813	- 7.9%	\$306,948	\$263,286	- 14.2%
Percent of Original List Price Received*	99.0%	101.5%	+ 2.5%	98.5%	100.4%	+ 1.9%
Days on Market Until Sale	57	5	- 91.2%	46	28	- 39.1%
Inventory of Homes for Sale	29	3	- 89.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

