

Local Market Update – July 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	93	90	- 3.2%	632	629	- 0.5%
Closed Sales	102	82	- 19.6%	464	594	+ 28.0%
Median Sales Price*	\$400,000	\$423,908	+ 6.0%	\$375,000	\$412,150	+ 9.9%
Average Sales Price*	\$456,438	\$471,392	+ 3.3%	\$425,470	\$482,860	+ 13.5%
Percent of Original List Price Received*	98.4%	101.4%	+ 3.0%	97.8%	100.2%	+ 2.5%
Days on Market Until Sale	31	6	- 80.6%	47	25	- 46.8%
Inventory of Homes for Sale	150	57	- 62.0%	--	--	--

* 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.

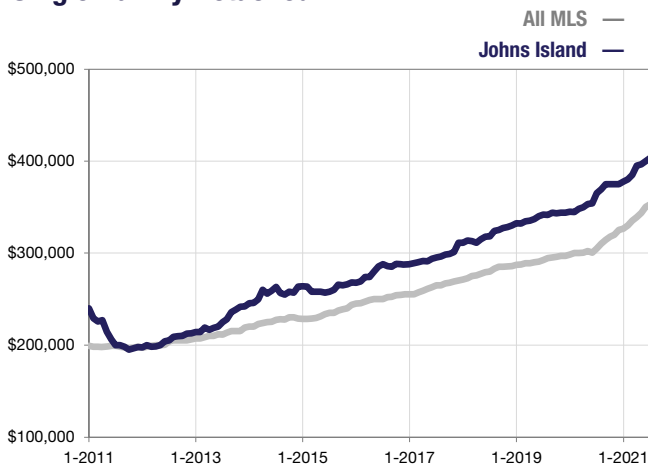
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	6	10	+ 66.7%	90	64	- 28.9%
Closed Sales	9	10	+ 11.1%	75	64	- 14.7%
Median Sales Price*	\$255,000	\$311,500	+ 22.2%	\$255,000	\$259,750	+ 1.9%
Average Sales Price*	\$235,072	\$302,340	+ 28.6%	\$298,323	\$269,388	- 9.7%
Percent of Original List Price Received*	97.2%	102.0%	+ 4.9%	98.4%	100.6%	+ 2.2%
Days on Market Until Sale	30	15	- 50.0%	44	26	- 40.9%
Inventory of Homes for Sale	24	3	- 87.5%	--	--	--

* 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

