

Local Market Update – August 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	111	108	- 2.7%	743	738	- 0.7%
Closed Sales	86	79	- 8.1%	550	673	+ 22.4%
Median Sales Price*	\$371,683	\$434,854	+ 17.0%	\$374,183	\$415,000	+ 10.9%
Average Sales Price*	\$456,082	\$526,273	+ 15.4%	\$430,257	\$487,956	+ 13.4%
Percent of Original List Price Received*	98.1%	101.1%	+ 3.1%	97.8%	100.3%	+ 2.6%
Days on Market Until Sale	46	7	- 84.8%	47	23	- 51.1%
Inventory of Homes for Sale	148	93	- 37.2%	--	--	--

* 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.

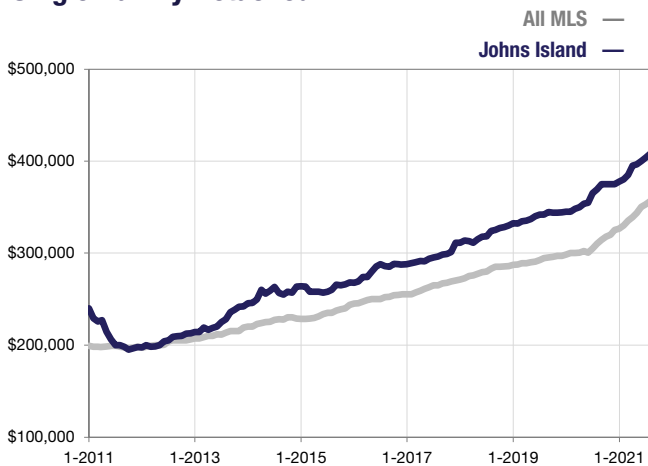
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	20	15	- 25.0%	110	79	- 28.2%
Closed Sales	14	9	- 35.7%	89	73	- 18.0%
Median Sales Price*	\$186,000	\$310,000	+ 66.7%	\$249,900	\$267,700	+ 7.1%
Average Sales Price*	\$241,007	\$396,272	+ 64.4%	\$289,307	\$285,031	- 1.5%
Percent of Original List Price Received*	98.7%	100.9%	+ 2.2%	98.4%	100.6%	+ 2.2%
Days on Market Until Sale	47	4	- 91.5%	45	23	- 48.9%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

