

Local Market Update – October 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	86	87	+ 1.2%	920	924	+ 0.4%
Closed Sales	85	80	- 5.9%	704	834	+ 18.5%
Median Sales Price*	\$365,900	\$478,032	+ 30.6%	\$375,000	\$421,689	+ 12.5%
Average Sales Price*	\$475,876	\$568,433	+ 19.4%	\$442,050	\$498,104	+ 12.7%
Percent of Original List Price Received*	97.8%	100.6%	+ 2.9%	97.8%	100.4%	+ 2.7%
Days on Market Until Sale	39	8	- 79.5%	45	20	- 55.6%
Inventory of Homes for Sale	148	107	- 27.7%	--	--	--

* 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.

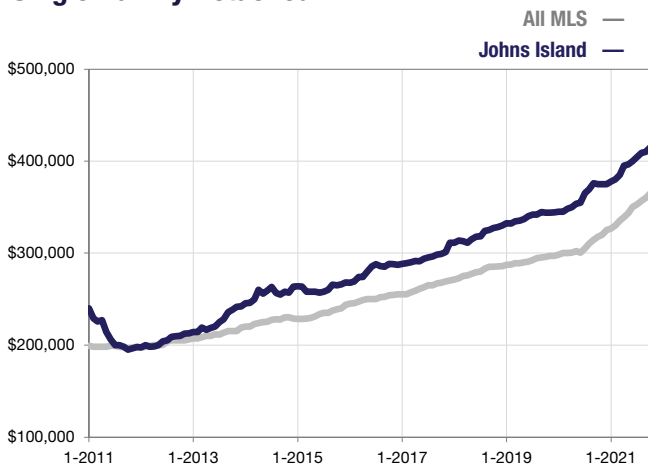
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	4	9	+ 125.0%	133	95	- 28.6%
Closed Sales	14	10	- 28.6%	118	93	- 21.2%
Median Sales Price*	\$212,500	\$306,000	+ 44.0%	\$249,650	\$272,400	+ 9.1%
Average Sales Price*	\$231,950	\$336,965	+ 45.3%	\$278,164	\$291,499	+ 4.8%
Percent of Original List Price Received*	97.5%	100.4%	+ 3.0%	98.7%	100.6%	+ 1.9%
Days on Market Until Sale	50	7	- 86.0%	43	20	- 53.5%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--

* 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

