

Local Market Update – December 2021

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	66	48	- 27.3%	1,045	1,040	- 0.5%
Closed Sales	74	93	+ 25.7%	854	996	+ 16.6%
Median Sales Price*	\$366,215	\$535,627	+ 46.3%	\$375,000	\$440,000	+ 17.3%
Average Sales Price*	\$428,214	\$597,893	+ 39.6%	\$441,844	\$514,902	+ 16.5%
Percent of Original List Price Received*	98.2%	99.5%	+ 1.3%	98.1%	100.3%	+ 2.2%
Days on Market Until Sale	25	16	- 36.0%	43	19	- 55.8%
Inventory of Homes for Sale	119	66	- 44.5%	--	--	--

* 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.

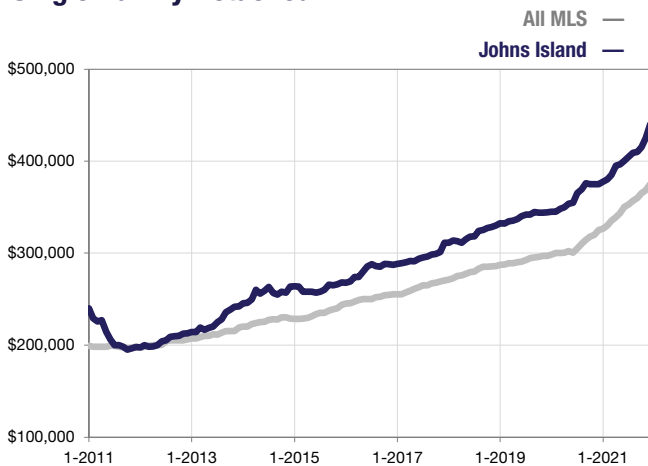
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	4	3	- 25.0%	143	109	- 23.8%
Closed Sales	7	12	+ 71.4%	131	115	- 12.2%
Median Sales Price*	\$250,000	\$278,000	+ 11.2%	\$249,400	\$285,000	+ 14.3%
Average Sales Price*	\$240,494	\$335,489	+ 39.5%	\$272,583	\$310,761	+ 14.0%
Percent of Original List Price Received*	98.2%	99.3%	+ 1.1%	98.7%	100.5%	+ 1.8%
Days on Market Until Sale	5	14	+ 180.0%	41	19	- 53.7%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

