

Local Market Update – January 2023

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	67	64	- 4.5%	67	64	- 4.5%
Closed Sales	55	40	- 27.3%	55	40	- 27.3%
Median Sales Price*	\$537,500	\$627,475	+ 16.7%	\$537,500	\$627,475	+ 16.7%
Average Sales Price*	\$561,244	\$689,347	+ 22.8%	\$561,244	\$689,347	+ 22.8%
Percent of Original List Price Received*	98.2%	96.5%	- 1.7%	98.2%	96.5%	- 1.7%
Days on Market Until Sale	27	24	- 11.1%	27	24	- 11.1%
Inventory of Homes for Sale	69	97	+ 40.6%	--	--	--

* 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.

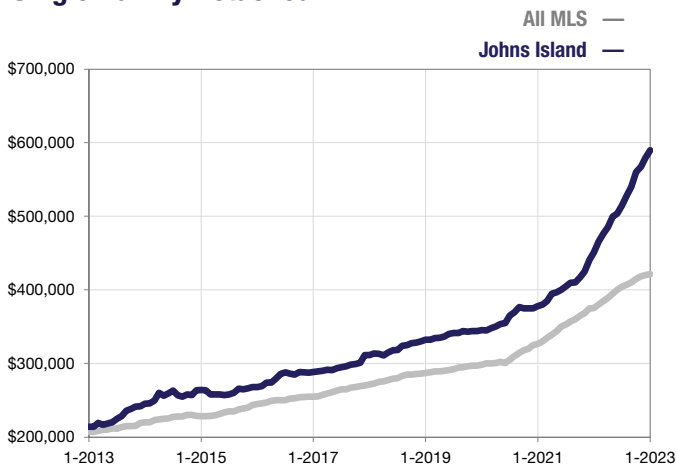
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$300,000	\$405,000	+ 35.0%	\$300,000	\$405,000	+ 35.0%
Average Sales Price*	\$499,330	\$630,588	+ 26.3%	\$499,330	\$630,588	+ 26.3%
Percent of Original List Price Received*	100.1%	90.9%	- 9.2%	100.1%	90.9%	- 9.2%
Days on Market Until Sale	13	66	+ 407.7%	13	66	+ 407.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--

* 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

