

Local Market Update – April 2023

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	87	48	- 44.8%	287	260	- 9.4%
Closed Sales	66	63	- 4.5%	256	212	- 17.2%
Median Sales Price*	\$519,920	\$607,810	+ 16.9%	\$538,250	\$607,555	+ 12.9%
Average Sales Price*	\$674,511	\$761,614	+ 12.9%	\$618,374	\$698,430	+ 12.9%
Percent of Original List Price Received*	102.0%	97.5%	- 4.4%	100.6%	96.9%	- 3.7%
Days on Market Until Sale	11	28	+ 154.5%	17	28	+ 64.7%
Inventory of Homes for Sale	56	86	+ 53.6%	--	--	--

* 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.

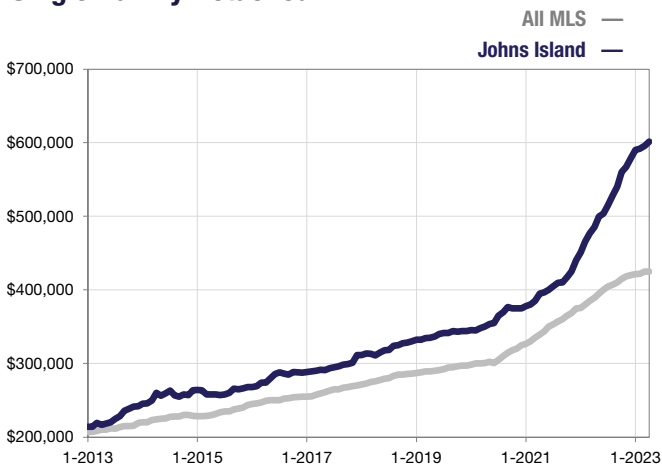
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	4	- 20.0%	22	35	+ 59.1%
Closed Sales	8	3	- 62.5%	18	18	0.0%
Median Sales Price*	\$360,000	\$350,000	- 2.8%	\$285,500	\$348,000	+ 21.9%
Average Sales Price*	\$333,238	\$328,667	- 1.4%	\$334,772	\$380,876	+ 13.8%
Percent of Original List Price Received*	102.1%	100.6%	- 1.5%	101.1%	98.9%	- 2.2%
Days on Market Until Sale	5	27	+ 440.0%	14	24	+ 71.4%
Inventory of Homes for Sale	1	11	+ 1,000.0%	--	--	--

* 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

