

Local Market Update – December 2023

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

Johns Island

Area 23

| Single-Family Detached | December | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | 2022 | 2023 | Percent Change |
| New Listings | 47 | 44 | - 6.4% | 895 | 748 | - 16.4% |
| Closed Sales | 70 | 59 | - 15.7% | 762 | 620 | - 18.6% |
| Median Sales Price* | \$640,035 | \$599,000 | - 6.4% | \$579,500 | \$617,035 | + 6.5% |
| Average Sales Price* | \$784,126 | \$748,654 | - 4.5% | \$668,855 | \$751,365 | + 12.3% |
| Percent of Original List Price Received* | 96.1% | 98.1% | + 2.1% | 99.1% | 97.6% | - 1.5% |
| Days on Market Until Sale | 25 | 19 | - 24.0% | 18 | 25 | + 38.9% |
| Inventory of Homes for Sale | 105 | 88 | - 16.2% | -- | -- | -- |

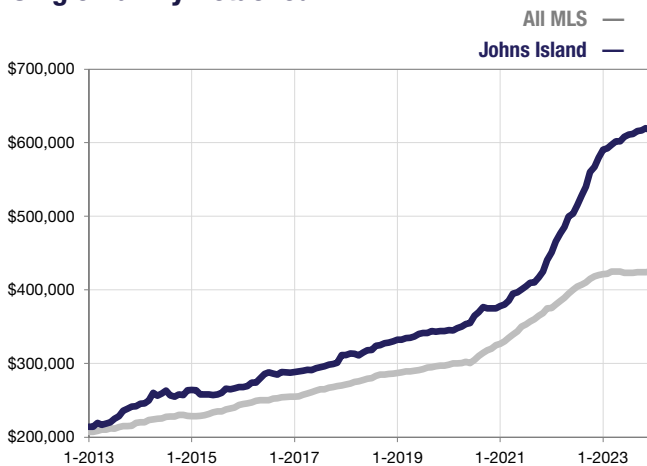
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | December | | | Year to Date | | |
|--|-----------|-------------|----------------|--------------|-----------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | 2022 | 2023 | Percent Change |
| New Listings | 1 | 8 | + 700.0% | 88 | 108 | + 22.7% |
| Closed Sales | 6 | 5 | - 16.7% | 76 | 65 | - 14.5% |
| Median Sales Price* | \$345,700 | \$1,212,390 | + 250.7% | \$357,000 | \$390,000 | + 9.2% |
| Average Sales Price* | \$323,550 | \$899,036 | + 177.9% | \$432,594 | \$501,541 | + 15.9% |
| Percent of Original List Price Received* | 93.2% | 98.6% | + 5.8% | 99.8% | 98.8% | - 1.0% |
| Days on Market Until Sale | 25 | 11 | - 56.0% | 9 | 23 | + 155.6% |
| Inventory of Homes for Sale | 5 | 16 | + 220.0% | -- | -- | -- |

* 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

