

Local Market Update – January 2024

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

Johns Island

Area 23

Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	64	64	0.0%	64	64	0.0%
Closed Sales	41	46	+ 12.2%	41	46	+ 12.2%
Median Sales Price*	\$626,535	\$618,662	- 1.3%	\$626,535	\$618,662	- 1.3%
Average Sales Price*	\$687,391	\$699,513	+ 1.8%	\$687,391	\$699,513	+ 1.8%
Percent of Original List Price Received*	96.6%	96.7%	+ 0.1%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	23	34	+ 47.8%	23	34	+ 47.8%
Inventory of Homes for Sale	107	79	- 26.2%	--	--	--

* 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.

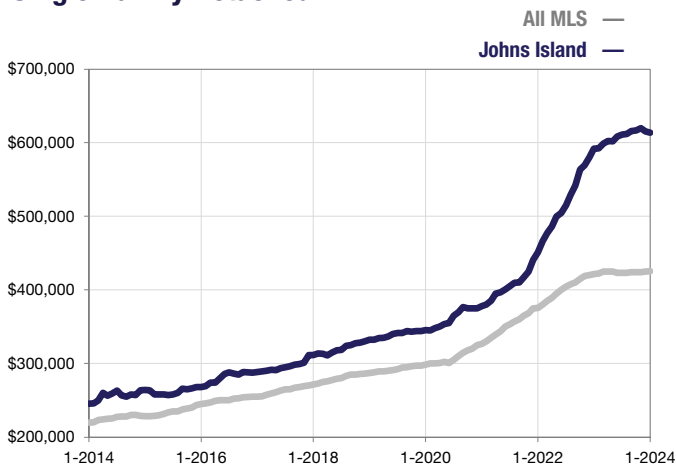
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$405,000	\$442,500	+ 9.3%	\$405,000	\$442,500	+ 9.3%
Average Sales Price*	\$630,588	\$703,823	+ 11.6%	\$630,588	\$703,823	+ 11.6%
Percent of Original List Price Received*	90.9%	97.9%	+ 7.7%	90.9%	97.9%	+ 7.7%
Days on Market Until Sale	66	22	- 66.7%	66	22	- 66.7%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--

* 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

