

Local Market Update – March 2024

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	80	83	+ 3.8%	213	212	- 0.5%
Closed Sales	69	66	- 4.3%	150	151	+ 0.7%
Median Sales Price*	\$599,300	\$587,500	- 2.0%	\$607,245	\$609,965	+ 0.4%
Average Sales Price*	\$668,247	\$732,151	+ 9.6%	\$671,275	\$728,967	+ 8.6%
Percent of Original List Price Received*	97.3%	98.3%	+ 1.0%	96.6%	97.7%	+ 1.1%
Days on Market Until Sale	25	33	+ 32.0%	27	34	+ 25.9%
Inventory of Homes for Sale	103	103	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.

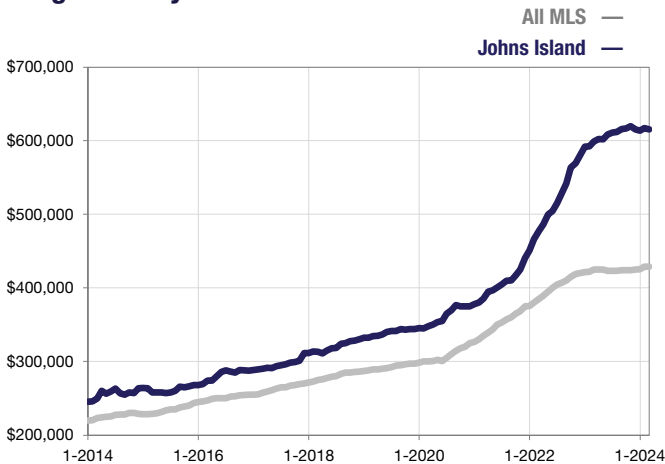
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	16	9	- 43.8%	31	25	- 19.4%
Closed Sales	8	12	+ 50.0%	15	22	+ 46.7%
Median Sales Price*	\$362,500	\$417,500	+ 15.2%	\$346,000	\$402,500	+ 16.3%
Average Sales Price*	\$357,250	\$464,783	+ 30.1%	\$391,318	\$491,387	+ 25.6%
Percent of Original List Price Received*	100.9%	98.1%	- 2.8%	98.6%	98.0%	- 0.6%
Days on Market Until Sale	12	35	+ 191.7%	23	32	+ 39.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--

* 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

