

Local Market Update – July 2026

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



Johns Island

Area 23

Single-Family Detached	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	77	75	- 2.6%	600	642	+ 7.0%
Closed Sales	59	65	+ 10.2%	373	412	+ 10.5%
Median Sales Price*	\$740,000	\$733,250	- 0.9%	\$680,000	\$727,000	+ 6.9%
Average Sales Price*	\$758,225	\$926,727	+ 22.2%	\$807,215	\$908,564	+ 12.6%
Percent of Original List Price Received*	96.7%	96.7%	0.0%	97.3%	96.6%	- 0.7%
Days on Market Until Sale	28	46	+ 64.3%	42	49	+ 16.7%
Inventory of Homes for Sale	184	185	+ 0.5%	--	--	--

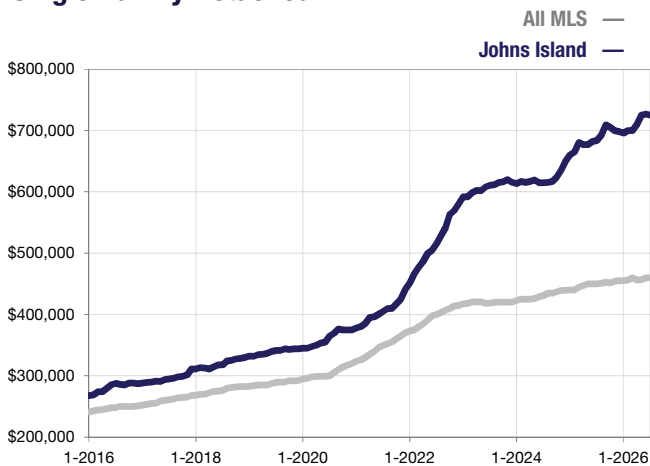
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	12	24	+ 100.0%	90	147	+ 63.3%
Closed Sales	14	10	- 28.6%	65	77	+ 18.5%
Median Sales Price*	\$413,750	\$489,995	+ 18.4%	\$420,000	\$490,000	+ 16.7%
Average Sales Price*	\$486,650	\$487,585	+ 0.2%	\$461,556	\$507,563	+ 10.0%
Percent of Original List Price Received*	97.4%	97.1%	- 0.3%	99.3%	98.0%	- 1.3%
Days on Market Until Sale	20	80	+ 300.0%	64	55	- 14.1%
Inventory of Homes for Sale	23	41	+ 78.3%	--	--	--

* 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

