Local Market Update – August 2026

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

Johns Island

Area 23

Single-Family Detached

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	96	**70**	- 27.1%	696	**711**	+ 2.2%
Closed Sales	54	**54**	0.0%	427	**467**	+ 9.4%
Median Sales Price*	$750,000	**$682,495**	- 9.0%	$689,000	**$725,000**	+ 5.2%
Average Sales Price*	$875,666	**$855,823**	- 2.3%	$815,871	**$901,501**	+ 10.5%
Percent of Original List Price Received*	96.7%	**96.9%**	+ 0.2%	97.2%	**96.6%**	- 0.6%
Days on Market Until Sale	39	**38**	- 2.6%	41	**48**	+ 17.1%
Inventory of Homes for Sale	197	**167**	- 15.2%	--	**--**	--

* 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

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	20	**17**	- 15.0%	110	**164**	+ 49.1%
Closed Sales	7	**16**	+ 128.6%	72	**93**	+ 29.2%
Median Sales Price*	$415,000	**$449,990**	+ 8.4%	$417,500	**$480,000**	+ 15.0%
Average Sales Price*	$462,914	**$545,409**	+ 17.8%	$461,688	**$514,074**	+ 11.3%
Percent of Original List Price Received*	98.9%	**101.9%**	+ 3.0%	99.3%	**98.7%**	- 0.6%
Days on Market Until Sale	79	**49**	- 38.0%	66	**54**	- 18.2%
Inventory of Homes for Sale	24	**44**	+ 83.3%	--	**--**	--

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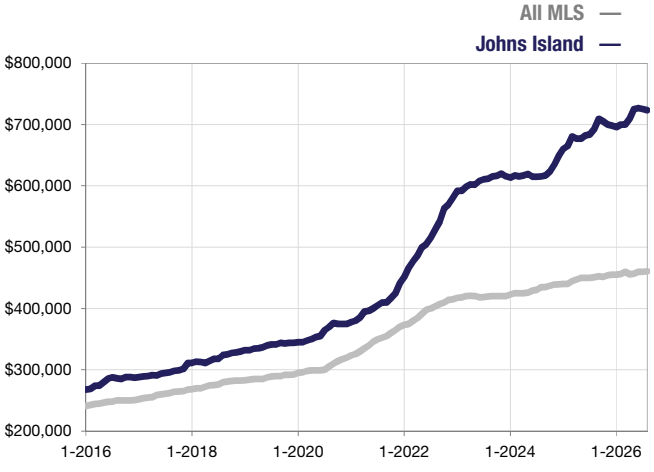
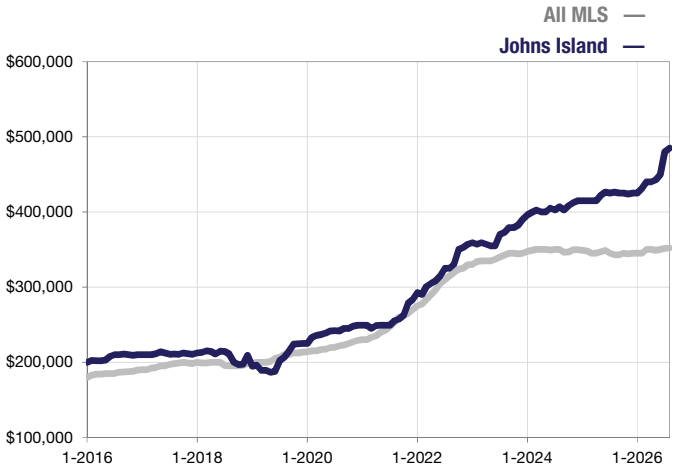
Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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