

Local Market Update – September 2026

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



Johns Island

Area 23

Single-Family Detached				September			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				64	68	+ 6.3%	760	781	+ 2.8%
Closed Sales				40	46	+ 15.0%	467	514	+ 10.1%
Median Sales Price*				\$817,188	\$735,000	- 10.1%	\$699,900	\$725,000	+ 3.6%
Average Sales Price*				\$952,222	\$996,031	+ 4.6%	\$827,550	\$918,052	+ 10.9%
Percent of Original List Price Received*				96.9%	94.6%	- 2.4%	97.2%	96.5%	- 0.7%
Days on Market Until Sale				55	57	+ 3.6%	42	48	+ 14.3%
Inventory of Homes for Sale				187	175	- 6.4%	--	--	--

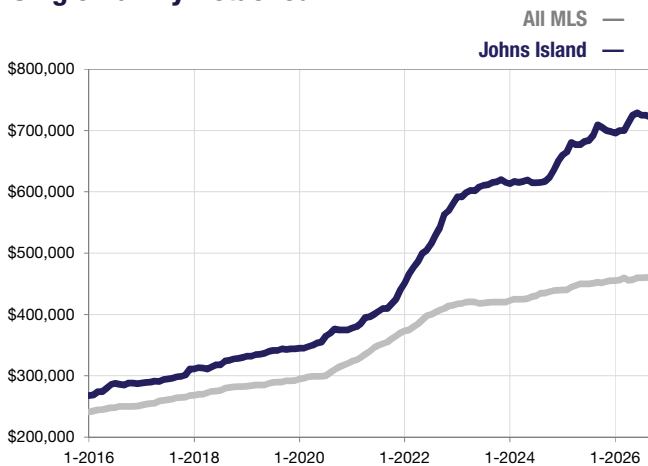
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				September			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				9	18	+ 100.0%	119	180	+ 51.3%
Closed Sales				11	13	+ 18.2%	83	105	+ 26.5%
Median Sales Price*				\$424,900	\$489,990	+ 15.3%	\$420,000	\$480,000	+ 14.3%
Average Sales Price*				\$449,216	\$462,381	+ 2.9%	\$460,036	\$499,713	+ 8.6%
Percent of Original List Price Received*				99.8%	99.0%	- 0.8%	99.4%	98.7%	- 0.7%
Days on Market Until Sale				57	15	- 73.7%	65	50	- 23.1%
Inventory of Homes for Sale				21	36	+ 71.4%	--	--	--

* 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

