

Local Market Update – August 2023

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	77	61	- 20.8%	644	487	- 24.4%
Closed Sales	64	38	- 40.6%	513	407	- 20.7%
Median Sales Price*	\$599,333	\$616,887	+ 2.9%	\$550,000	\$615,000	+ 11.8%
Average Sales Price*	\$698,341	\$687,068	- 1.6%	\$650,129	\$733,246	+ 12.8%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	100.0%	97.4%	- 2.6%
Days on Market Until Sale	16	23	+ 43.8%	16	26	+ 62.5%
Inventory of Homes for Sale	109	89	- 18.3%	--	--	--

* 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.

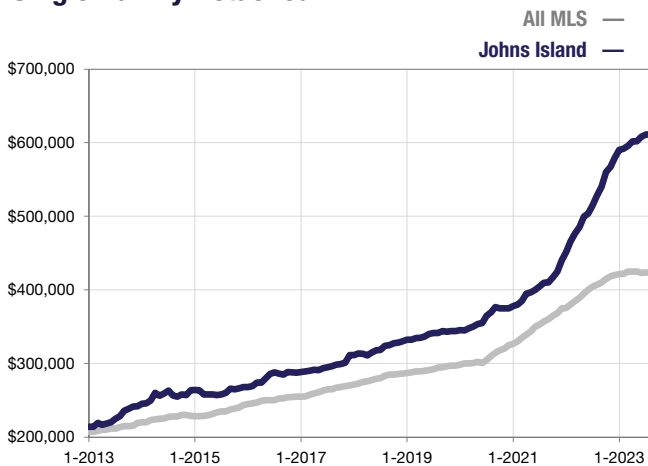
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	8	10	+ 25.0%	64	77	+ 20.3%
Closed Sales	4	1	- 75.0%	54	40	- 25.9%
Median Sales Price*	\$405,000	\$1,159,615	+ 186.3%	\$355,000	\$374,500	+ 5.5%
Average Sales Price*	\$532,716	\$1,159,615	+ 117.7%	\$432,957	\$467,749	+ 8.0%
Percent of Original List Price Received*	94.4%	97.2%	+ 3.0%	100.6%	99.4%	- 1.2%
Days on Market Until Sale	25	286	+ 1,044.0%	8	25	+ 212.5%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--

* 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

