Local Market Update – October 2026

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

Johns Island

Area 23

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	92	**55**	- 40.2%	852	**836**	- 1.9%
Closed Sales	52	**54**	+ 3.8%	519	**568**	+ 9.4%
Median Sales Price*	$727,000	**$790,000**	+ 8.7%	$700,000	**$729,740**	+ 4.2%
Average Sales Price*	$811,561	**$969,902**	+ 19.5%	$825,948	**$922,990**	+ 11.7%
Percent of Original List Price Received*	95.1%	**95.5%**	+ 0.4%	97.0%	**96.4%**	- 0.6%
Days on Market Until Sale	55	**58**	+ 5.5%	44	**49**	+ 11.4%
Inventory of Homes for Sale	191	**164**	- 14.1%	--	**--**	--

* 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.

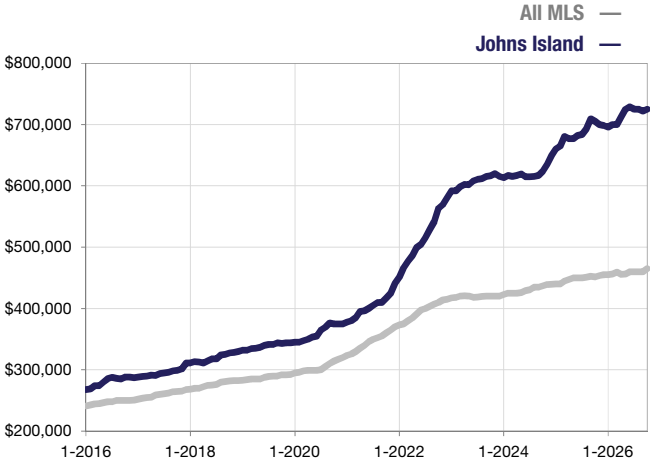
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	14	**9**	- 35.7%	133	**189**	+ 42.1%
Closed Sales	7	**15**	+ 114.3%	90	**120**	+ 33.3%
Median Sales Price*	$415,000	**$355,000**	- 14.5%	$418,750	**$449,700**	+ 7.4%
Average Sales Price*	$410,541	**$428,093**	+ 4.3%	$456,186	**$490,760**	+ 7.6%
Percent of Original List Price Received*	95.9%	**95.5%**	- 0.4%	99.1%	**98.3%**	- 0.8%
Days on Market Until Sale	94	**43**	- 54.3%	67	**49**	- 26.9%
Inventory of Homes for Sale	27	**33**	+ 22.2%	--	**--**	--

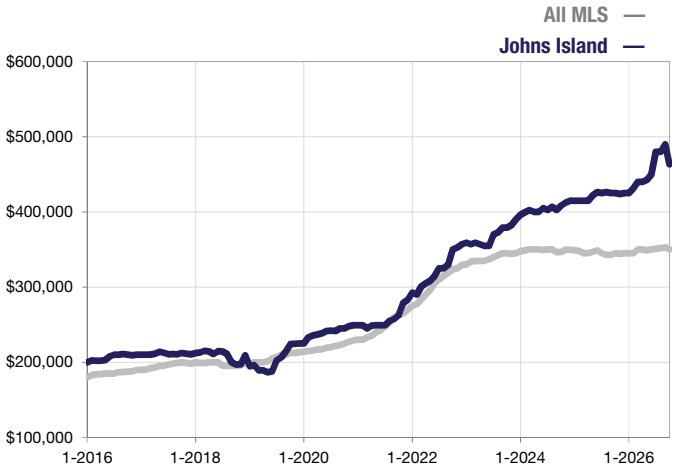
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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