

Local Market Update – March 2026

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	88	93	+ 5.7%	250	260	+ 4.0%
Closed Sales	55	61	+ 10.9%	138	146	+ 5.8%
Median Sales Price*	\$750,000	\$735,000	- 2.0%	\$715,060	\$748,750	+ 4.7%
Average Sales Price*	\$887,719	\$880,098	- 0.9%	\$868,993	\$943,671	+ 8.6%
Percent of Original List Price Received*	97.1%	97.4%	+ 0.3%	96.9%	96.6%	- 0.3%
Days on Market Until Sale	59	53	- 10.2%	52	53	+ 1.9%
Inventory of Homes for Sale	154	171	+ 11.0%	--	--	--

* 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.

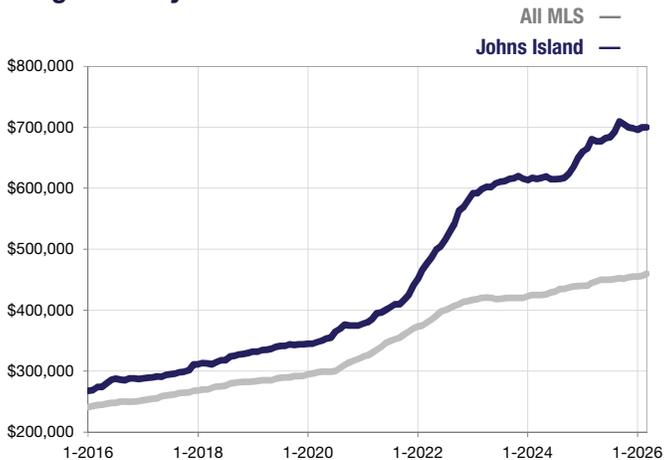
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	26	+ 271.4%	26	49	+ 88.5%
Closed Sales	10	13	+ 30.0%	20	30	+ 50.0%
Median Sales Price*	\$408,950	\$504,990	+ 23.5%	\$420,000	\$502,040	+ 19.5%
Average Sales Price*	\$459,856	\$492,253	+ 7.0%	\$512,598	\$515,518	+ 0.6%
Percent of Original List Price Received*	101.7%	97.9%	- 3.7%	101.4%	98.6%	- 2.8%
Days on Market Until Sale	62	95	+ 53.2%	104	72	- 30.8%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--

* 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

