

Local Market Update – May 2025

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



Johns Island

Area 23

Single-Family Detached	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	94	84	- 10.6%	396	431	+ 8.8%
Closed Sales	72	56	- 22.2%	274	259	- 5.5%
Median Sales Price*	\$630,000	\$619,995	- 1.6%	\$614,303	\$665,000	+ 8.3%
Average Sales Price*	\$808,456	\$725,882	- 10.2%	\$757,140	\$808,371	+ 6.8%
Percent of Original List Price Received*	98.1%	98.1%	0.0%	97.9%	97.5%	- 0.4%
Days on Market Until Sale	19	37	+ 94.7%	26	46	+ 76.9%
Inventory of Homes for Sale	147	174	+ 18.4%	--	--	--

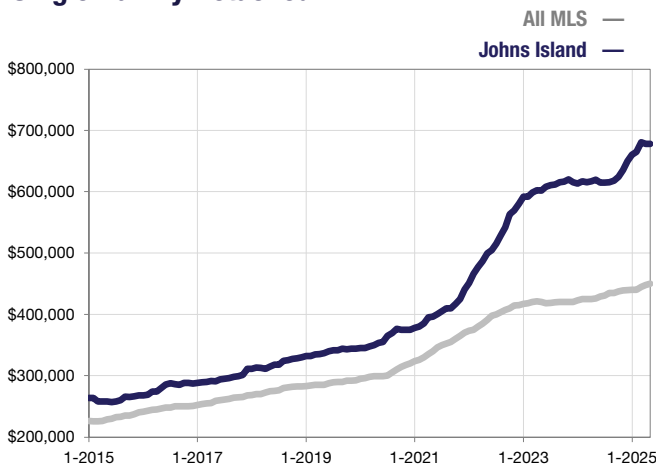
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	17	+ 112.5%	42	54	+ 28.6%
Closed Sales	10	15	+ 50.0%	39	44	+ 12.8%
Median Sales Price*	\$363,000	\$428,000	+ 17.9%	\$375,000	\$426,500	+ 13.7%
Average Sales Price*	\$479,200	\$430,187	- 10.2%	\$463,945	\$464,320	+ 0.1%
Percent of Original List Price Received*	92.2%	98.8%	+ 7.2%	96.3%	100.0%	+ 3.8%
Days on Market Until Sale	14	103	+ 635.7%	24	86	+ 258.3%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--

* 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

