

# Local Market Update – February 2024

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

## Johns Island

Area 23

Single-Family Detached		February			Year to Date		
Key Metrics		2023	2024	Percent Change	2023	2024	Percent Change
New Listings		69	64	- 7.2%	133	128	- 3.8%
Closed Sales		40	40	0.0%	81	85	+ 4.9%
Median Sales Price*		\$552,820	\$607,220	+ 9.8%	\$609,155	\$615,000	+ 1.0%
Average Sales Price*		\$659,977	\$751,699	+ 13.9%	\$673,853	\$726,494	+ 7.8%
Percent of Original List Price Received*		95.3%	98.1%	+ 2.9%	96.0%	97.3%	+ 1.4%
Days on Market Until Sale		35	34	- 2.9%	29	34	+ 17.2%
Inventory of Homes for Sale		115	88	- 23.5%	--	--	--

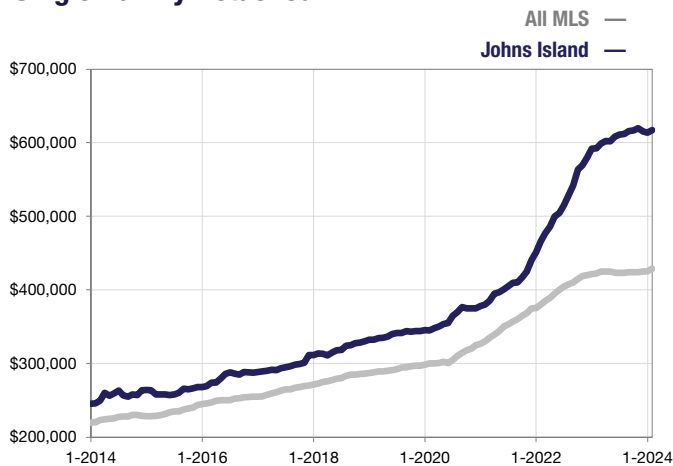
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		February			Year to Date		
Key Metrics		2023	2024	Percent Change	2023	2024	Percent Change
New Listings		11	7	- 36.4%	15	16	+ 6.7%
Closed Sales		4	5	+ 25.0%	7	10	+ 42.9%
Median Sales Price*		\$267,500	\$305,000	+ 14.0%	\$295,000	\$400,000	+ 35.6%
Average Sales Price*		\$280,000	\$342,800	+ 22.4%	\$430,252	\$523,312	+ 21.6%
Percent of Original List Price Received*		99.6%	97.8%	- 1.8%	95.9%	97.9%	+ 2.1%
Days on Market Until Sale		13	37	+ 184.6%	36	29	- 19.4%
Inventory of Homes for Sale		6	16	+ 166.7%	--	--	--

\* 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

