

Local Market Update – March 2025

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



Johns Island

Area 23

Single-Family Detached				March			Year to Date		
Key Metrics				2024	2025	Percent Change	2024	2025	Percent Change
New Listings				83	87	+ 4.8%	212	249	+ 17.5%
Closed Sales				67	54	- 19.4%	152	138	- 9.2%
Median Sales Price*				\$590,000	\$750,000	+ 27.1%	\$607,478	\$715,878	+ 17.8%
Average Sales Price*				\$730,182	\$895,177	+ 22.6%	\$728,120	\$873,620	+ 20.0%
Percent of Original List Price Received*				98.3%	97.1%	- 1.2%	97.8%	96.9%	- 0.9%
Days on Market Until Sale				32	60	+ 87.5%	33	52	+ 57.6%
Inventory of Homes for Sale				114	146	+ 28.1%	--	--	--

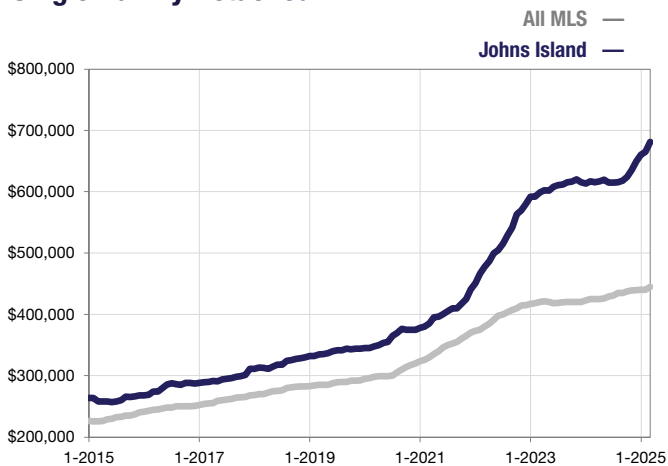
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				March			Year to Date		
Key Metrics				2024	2025	Percent Change	2024	2025	Percent Change
New Listings				9	7	- 22.2%	25	26	+ 4.0%
Closed Sales				12	10	- 16.7%	22	20	- 9.1%
Median Sales Price*				\$417,500	\$408,950	- 2.0%	\$402,500	\$420,000	+ 4.3%
Average Sales Price*				\$464,783	\$459,856	- 1.1%	\$491,387	\$512,598	+ 4.3%
Percent of Original List Price Received*				98.1%	101.7%	+ 3.7%	98.0%	101.4%	+ 3.5%
Days on Market Until Sale				35	62	+ 77.1%	32	104	+ 225.0%
Inventory of Homes for Sale				17	17	0.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

