

Local Market Update – April 2025

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



Johns Island

Area 23

| Single-Family Detached | April | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 90 | 98 | + 8.9% | 302 | 347 | + 14.9% |
| Closed Sales | 50 | 64 | + 28.0% | 202 | 203 | + 0.5% |
| Median Sales Price* | \$638,795 | \$650,000 | + 1.8% | \$611,820 | \$680,396 | + 11.2% |
| Average Sales Price* | \$771,467 | \$745,062 | - 3.4% | \$738,849 | \$831,175 | + 12.5% |
| Percent of Original List Price Received* | 98.3% | 98.2% | - 0.1% | 97.9% | 97.3% | - 0.6% |
| Days on Market Until Sale | 14 | 41 | + 192.9% | 29 | 48 | + 65.5% |
| Inventory of Homes for Sale | 133 | 171 | + 28.6% | -- | -- | -- |

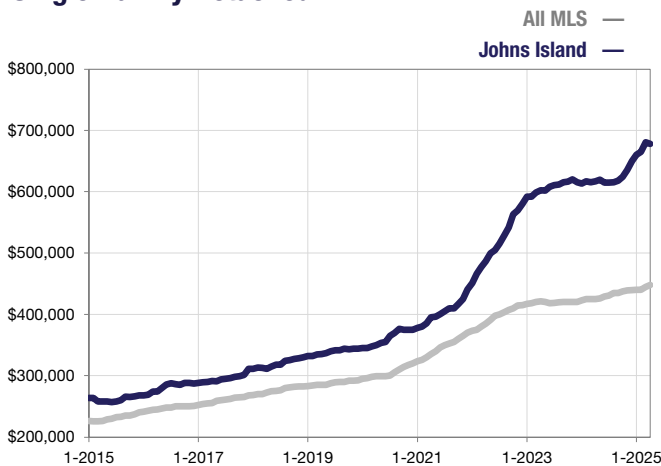
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | April | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 9 | 11 | + 22.2% | 34 | 37 | + 8.8% |
| Closed Sales | 7 | 9 | + 28.6% | 29 | 29 | 0.0% |
| Median Sales Price* | \$340,000 | \$443,000 | + 30.3% | \$395,000 | \$425,000 | + 7.6% |
| Average Sales Price* | \$355,907 | \$413,922 | + 16.3% | \$458,685 | \$481,974 | + 5.1% |
| Percent of Original List Price Received* | 97.0% | 98.7% | + 1.8% | 97.8% | 100.6% | + 2.9% |
| Days on Market Until Sale | 14 | 18 | + 28.6% | 28 | 77 | + 175.0% |
| Inventory of Homes for Sale | 18 | 17 | - 5.6% | -- | -- | -- |

* 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

