

Local Market Update – July 2018

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



Johns Island

Area 23

Single-Family Detached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	73	90	+ 23.3%	656	655	- 0.2%
Closed Sales	66	59	- 10.6%	345	448	+ 29.9%
Median Sales Price*	\$317,108	\$320,000	+ 0.9%	\$305,185	\$320,000	+ 4.9%
Average Sales Price*	\$377,698	\$365,486	- 3.2%	\$359,202	\$375,797	+ 4.6%
Percent of Original List Price Received*	99.9%	95.8%	- 4.1%	98.2%	97.4%	- 0.8%
Days on Market Until Sale	32	47	+ 46.9%	50	59	+ 18.0%
Inventory of Homes for Sale	293	267	- 8.9%	--	--	--

* 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.

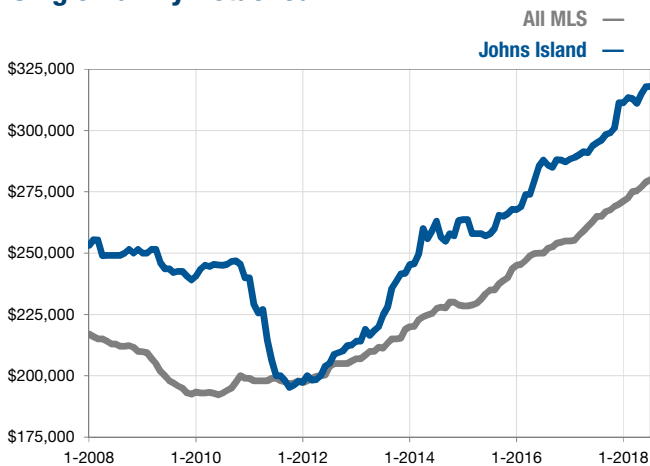
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	11	3	- 72.7%	75	58	- 22.7%
Closed Sales	12	5	- 58.3%	55	54	- 1.8%
Median Sales Price*	\$192,250	\$182,900	- 4.9%	\$212,000	\$215,000	+ 1.4%
Average Sales Price*	\$191,250	\$184,980	- 3.3%	\$199,388	\$208,569	+ 4.6%
Percent of Original List Price Received*	97.9%	97.7%	- 0.2%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	66	20	- 69.7%	63	38	- 39.7%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--

* 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

