

Local Market Update – February 2016

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



Johns Island

Area 23

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	83	74	- 10.8%	121	130	+ 7.4%
Closed Sales	30	36	+ 20.0%	59	67	+ 13.6%
Median Sales Price*	\$252,740	\$274,381	+ 8.6%	\$263,343	\$271,584	+ 3.1%
Average Sales Price*	\$277,666	\$320,612	+ 15.5%	\$295,015	\$311,208	+ 5.5%
Percent of Original List Price Received*	99.0%	99.7%	+ 0.7%	99.0%	99.1%	+ 0.1%
Days on Market Until Sale	42	45	+ 7.1%	39	41	+ 5.1%
Inventory of Homes for Sale	178	173	- 2.8%	--	--	--

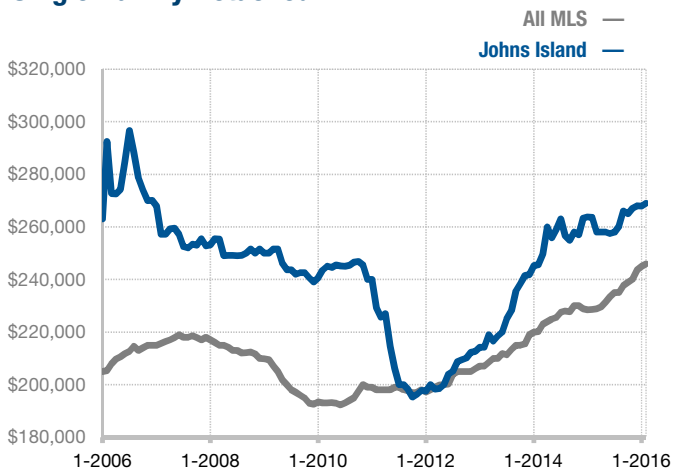
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	7	7	0.0%	14	17	+ 21.4%
Closed Sales	6	7	+ 16.7%	10	8	- 20.0%
Median Sales Price*	\$141,750	\$218,000	+ 53.8%	\$182,000	\$216,500	+ 19.0%
Average Sales Price*	\$144,583	\$207,714	+ 43.7%	\$171,420	\$208,625	+ 21.7%
Percent of Original List Price Received*	93.7%	94.4%	+ 0.7%	95.1%	93.4%	- 1.8%
Days on Market Until Sale	88	20	- 77.3%	66	28	- 57.6%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--

* 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

