

Local Market Update – March 2016

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



Johns Island

Area 23

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	68	78	+ 14.7%	189	208	+ 10.1%
Closed Sales	37	45	+ 21.6%	96	112	+ 16.7%
Median Sales Price*	\$255,000	\$294,352	+ 15.4%	\$256,500	\$278,099	+ 8.4%
Average Sales Price*	\$345,223	\$372,454	+ 7.9%	\$314,366	\$335,816	+ 6.8%
Percent of Original List Price Received*	96.3%	96.7%	+ 0.4%	97.9%	98.1%	+ 0.2%
Days on Market Until Sale	47	74	+ 57.4%	42	54	+ 28.6%
Inventory of Homes for Sale	197	181	- 8.1%	--	--	--

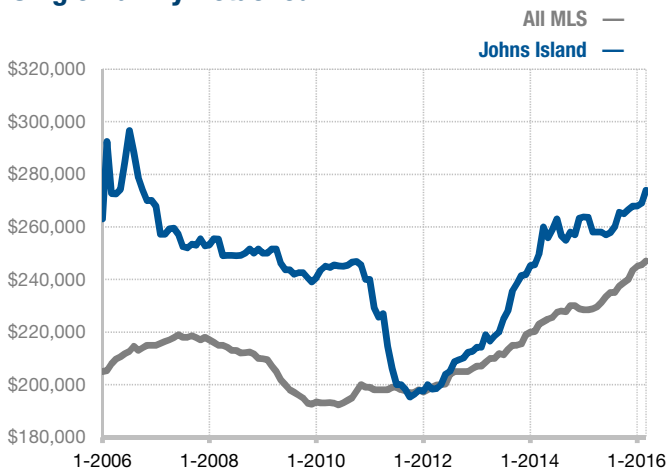
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	21	26	+ 23.8%
Closed Sales	3	6	+ 100.0%	13	14	+ 7.7%
Median Sales Price*	\$229,900	\$199,000	- 13.4%	\$200,000	\$211,500	+ 5.8%
Average Sales Price*	\$224,633	\$193,167	- 14.0%	\$183,700	\$202,000	+ 10.0%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	95.4%	94.8%	- 0.6%
Days on Market Until Sale	102	60	- 41.2%	74	42	- 43.2%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--

* 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

