

Local Market Update – August 2016

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



Daniel Island

Area 77

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	16	31	+ 93.8%	193	208	+ 7.8%
Closed Sales	19	15	- 21.1%	155	121	- 21.9%
Median Sales Price*	\$720,000	\$940,000	+ 30.6%	\$715,000	\$810,000	+ 13.3%
Average Sales Price*	\$765,994	\$1,087,256	+ 41.9%	\$858,585	\$893,277	+ 4.0%
Percent of Original List Price Received*	100.1%	94.4%	- 5.7%	98.7%	96.2%	- 2.5%
Days on Market Until Sale	36	93	+ 158.3%	64	53	- 17.2%
Inventory of Homes for Sale	73	61	- 16.4%	--	--	--

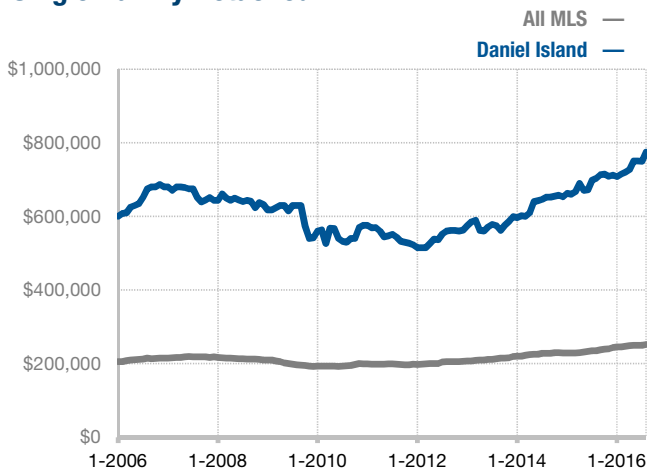
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	113	110	- 2.7%
Closed Sales	12	13	+ 8.3%	86	83	- 3.5%
Median Sales Price*	\$224,875	\$347,500	+ 54.5%	\$299,450	\$262,000	- 12.5%
Average Sales Price*	\$274,159	\$300,115	+ 9.5%	\$333,142	\$340,702	+ 2.3%
Percent of Original List Price Received*	96.7%	96.1%	- 0.6%	95.7%	96.7%	+ 1.0%
Days on Market Until Sale	58	99	+ 70.7%	52	57	+ 9.6%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

