

Local Market Update – December 2018

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	10	9	- 10.0%	295	314	+ 6.4%
Closed Sales	12	14	+ 16.7%	195	227	+ 16.4%
Median Sales Price*	\$1,068,008	\$1,055,500	- 1.2%	\$780,000	\$850,000	+ 9.0%
Average Sales Price*	\$1,049,353	\$1,062,485	+ 1.3%	\$918,839	\$951,345	+ 3.5%
Percent of Original List Price Received*	99.8%	97.2%	- 2.6%	96.6%	96.8%	+ 0.2%
Days on Market Until Sale	74	66	- 10.8%	70	75	+ 7.1%
Inventory of Homes for Sale	61	61	0.0%	--	--	--

* 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.

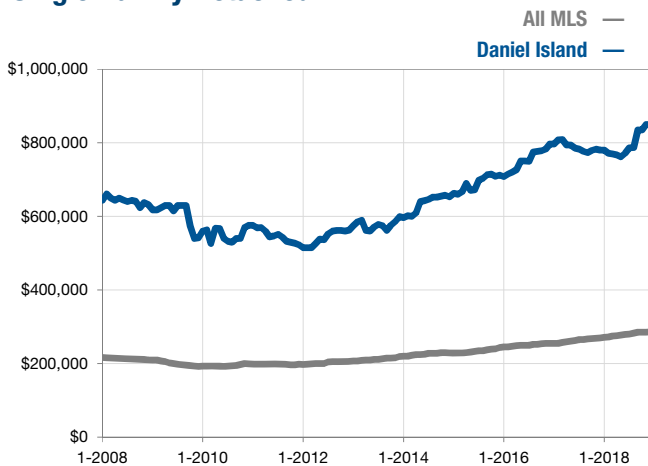
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	5	8	+ 60.0%	181	150	- 17.1%
Closed Sales	10	7	- 30.0%	130	116	- 10.8%
Median Sales Price*	\$404,750	\$365,000	- 9.8%	\$321,000	\$351,500	+ 9.5%
Average Sales Price*	\$501,935	\$418,357	- 16.7%	\$359,562	\$432,913	+ 20.4%
Percent of Original List Price Received*	95.7%	97.5%	+ 1.9%	96.2%	94.7%	- 1.6%
Days on Market Until Sale	108	60	- 44.4%	70	120	+ 71.4%
Inventory of Homes for Sale	53	40	- 24.5%	--	--	--

* 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

