

Local Market Update – July 2019

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	27	24	- 11.1%	232	231	- 0.4%
Closed Sales	25	20	- 20.0%	149	134	- 10.1%
Median Sales Price*	\$955,000	\$836,915	- 12.4%	\$800,000	\$824,500	+ 3.1%
Average Sales Price*	\$1,013,629	\$942,576	- 7.0%	\$930,584	\$1,004,437	+ 7.9%
Percent of Original List Price Received*	98.0%	93.2%	- 4.9%	96.6%	95.8%	- 0.8%
Days on Market Until Sale	51	104	+ 103.9%	77	80	+ 3.9%
Inventory of Homes for Sale	87	92	+ 5.7%	--	--	--

* 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.

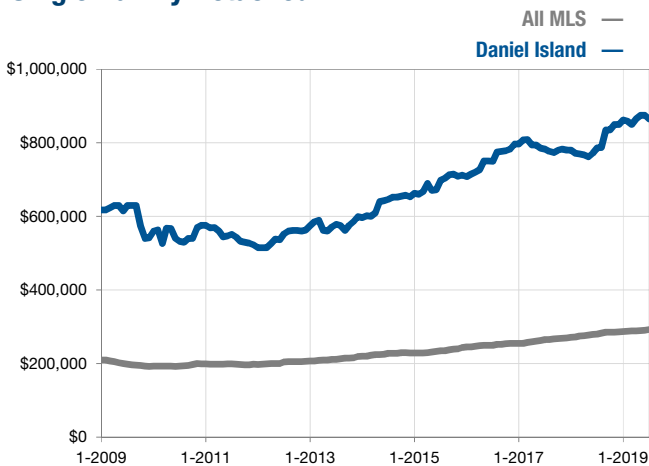
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	12	15	+ 25.0%	95	103	+ 8.4%
Closed Sales	7	9	+ 28.6%	73	71	- 2.7%
Median Sales Price*	\$275,000	\$247,900	- 9.9%	\$340,000	\$345,000	+ 1.5%
Average Sales Price*	\$398,000	\$270,978	- 31.9%	\$414,918	\$405,763	- 2.2%
Percent of Original List Price Received*	94.1%	95.3%	+ 1.3%	94.1%	95.4%	+ 1.4%
Days on Market Until Sale	122	51	- 58.2%	137	83	- 39.4%
Inventory of Homes for Sale	38	43	+ 13.2%	--	--	--

* 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

