

Local Market Update – August 2019

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	20	19	- 5.0%	253	248	- 2.0%
Closed Sales	24	24	0.0%	173	158	- 8.7%
Median Sales Price*	\$770,000	\$727,000	- 5.6%	\$795,000	\$818,000	+ 2.9%
Average Sales Price*	\$892,498	\$940,775	+ 5.4%	\$925,300	\$994,767	+ 7.5%
Percent of Original List Price Received*	96.0%	94.2%	- 1.9%	96.5%	95.6%	- 0.9%
Days on Market Until Sale	80	76	- 5.0%	78	79	+ 1.3%
Inventory of Homes for Sale	85	79	- 7.1%	--	--	--

* 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.

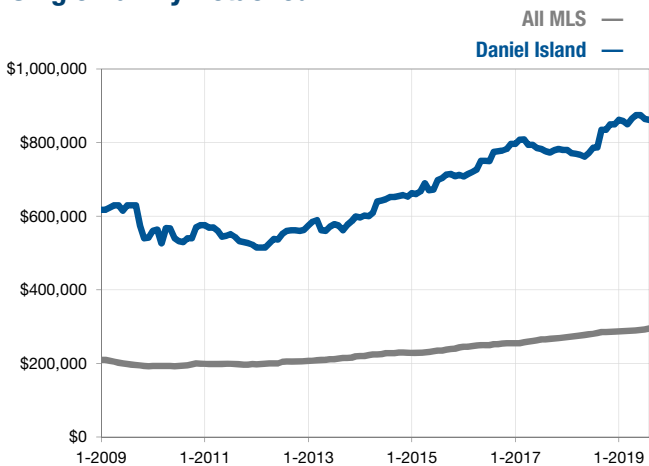
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	13	16	+ 23.1%	108	121	+ 12.0%
Closed Sales	13	15	+ 15.4%	86	86	0.0%
Median Sales Price*	\$445,000	\$287,000	- 35.5%	\$347,500	\$330,000	- 5.0%
Average Sales Price*	\$501,923	\$353,400	- 29.6%	\$428,070	\$396,630	- 7.3%
Percent of Original List Price Received*	94.4%	95.5%	+ 1.2%	94.1%	95.4%	+ 1.4%
Days on Market Until Sale	109	51	- 53.2%	133	78	- 41.4%
Inventory of Homes for Sale	37	50	+ 35.1%	--	--	--

* 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

