

Local Market Update – December 2019

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	9	8	- 11.1%	315	315	0.0%
Closed Sales	14	23	+ 64.3%	227	233	+ 2.6%
Median Sales Price*	\$1,055,500	\$922,500	- 12.6%	\$850,000	\$820,000	- 3.5%
Average Sales Price*	\$1,062,485	\$1,161,132	+ 9.3%	\$951,345	\$983,358	+ 3.4%
Percent of Original List Price Received*	97.2%	93.5%	- 3.8%	96.8%	95.8%	- 1.0%
Days on Market Until Sale	66	96	+ 45.5%	75	76	+ 1.3%
Inventory of Homes for Sale	76	50	- 34.2%	--	--	--

* 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.

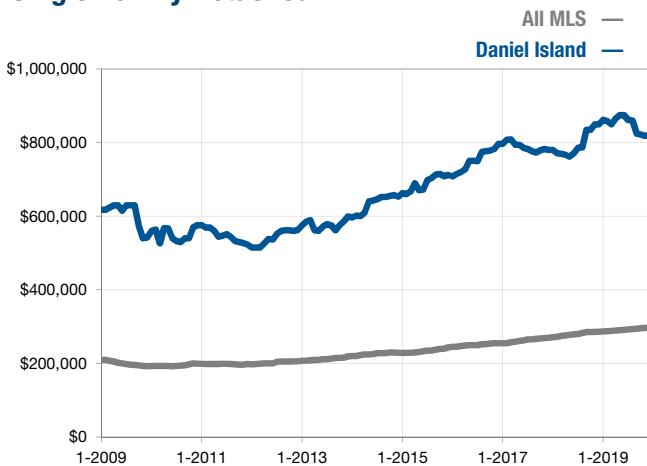
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	8	4	- 50.0%	150	159	+ 6.0%
Closed Sales	7	8	+ 14.3%	116	114	- 1.7%
Median Sales Price*	\$365,000	\$253,000	- 30.7%	\$351,500	\$328,500	- 6.5%
Average Sales Price*	\$418,357	\$290,125	- 30.7%	\$432,913	\$383,078	- 11.5%
Percent of Original List Price Received*	97.5%	95.7%	- 1.8%	94.7%	95.4%	+ 0.7%
Days on Market Until Sale	60	68	+ 13.3%	120	84	- 30.0%
Inventory of Homes for Sale	41	36	- 12.2%	--	--	--

* 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

