

Local Market Update – July 2020

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	24	37	+ 54.2%	229	245	+ 7.0%
Closed Sales	21	43	+ 104.8%	134	162	+ 20.9%
Median Sales Price*	\$825,000	\$900,000	+ 9.1%	\$822,000	\$899,500	+ 9.4%
Average Sales Price*	\$935,787	\$1,122,143	+ 19.9%	\$979,810	\$1,105,182	+ 12.8%
Percent of Original List Price Received*	93.4%	97.6%	+ 4.5%	95.9%	97.0%	+ 1.1%
Days on Market Until Sale	100	51	- 49.0%	78	51	- 34.6%
Inventory of Homes for Sale	103	57	- 44.7%	--	--	--

* 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.

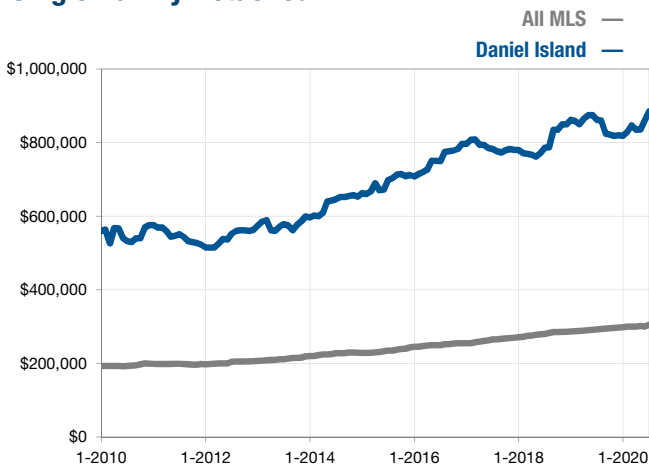
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	15	17	+ 13.3%	105	109	+ 3.8%
Closed Sales	9	18	+ 100.0%	71	81	+ 14.1%
Median Sales Price*	\$247,900	\$291,250	+ 17.5%	\$345,000	\$355,000	+ 2.9%
Average Sales Price*	\$270,978	\$347,366	+ 28.2%	\$405,763	\$399,774	- 1.5%
Percent of Original List Price Received*	95.3%	96.1%	+ 0.8%	95.4%	95.9%	+ 0.5%
Days on Market Until Sale	51	50	- 2.0%	83	76	- 8.4%
Inventory of Homes for Sale	48	31	- 35.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

