

Local Market Update – August 2020

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	19	44	+ 131.6%	248	290	+ 16.9%
Closed Sales	24	35	+ 45.8%	158	197	+ 24.7%
Median Sales Price*	\$727,000	\$1,180,000	+ 62.3%	\$815,500	\$904,000	+ 10.9%
Average Sales Price*	\$940,775	\$1,229,141	+ 30.7%	\$973,725	\$1,127,205	+ 15.8%
Percent of Original List Price Received*	94.2%	97.7%	+ 3.7%	95.7%	97.2%	+ 1.6%
Days on Market Until Sale	76	38	- 50.0%	77	49	- 36.4%
Inventory of Homes for Sale	91	58	- 36.3%	--	--	--

* 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.

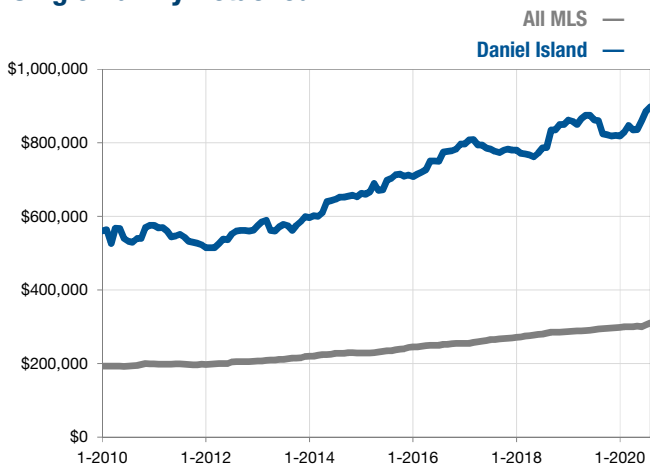
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	17	18	+ 5.9%	122	128	+ 4.9%
Closed Sales	15	13	- 13.3%	86	94	+ 9.3%
Median Sales Price*	\$287,000	\$347,000	+ 20.9%	\$330,000	\$352,500	+ 6.8%
Average Sales Price*	\$353,400	\$434,146	+ 22.8%	\$396,630	\$404,528	+ 2.0%
Percent of Original List Price Received*	95.5%	96.3%	+ 0.8%	95.4%	96.0%	+ 0.6%
Days on Market Until Sale	51	56	+ 9.8%	78	73	- 6.4%
Inventory of Homes for Sale	55	30	- 45.5%	--	--	--

* 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

