

Local Market Update – October 2020

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	18	35	+ 94.4%	288	346	+ 20.1%
Closed Sales	15	38	+ 153.3%	192	273	+ 42.2%
Median Sales Price*	\$820,000	954,500	+ 16.4%	\$815,500	\$925,000	+ 13.4%
Average Sales Price*	\$931,162	\$1,243,658	+ 33.6%	\$967,554	\$1,176,488	+ 21.6%
Percent of Original List Price Received*	94.4%	96.6%	+ 2.3%	95.7%	96.9%	+ 1.3%
Days on Market Until Sale	75	46	- 38.7%	76	49	- 35.5%
Inventory of Homes for Sale	84	39	- 53.6%	--	--	--

* 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.

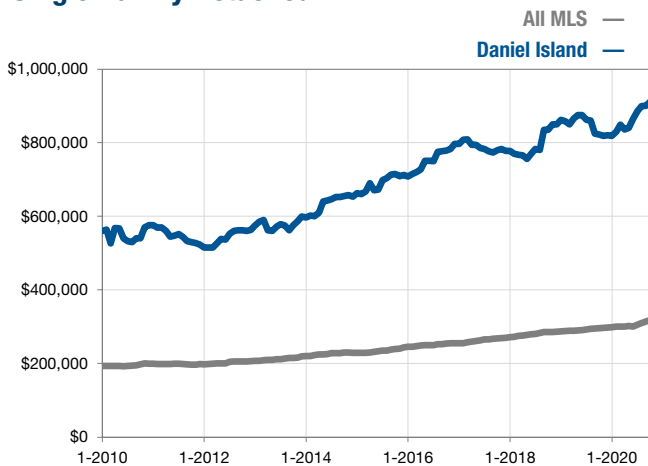
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	14	20	+ 42.9%	146	178	+ 21.9%
Closed Sales	9	24	+ 166.7%	102	132	+ 29.4%
Median Sales Price*	\$248,000	\$354,950	+ 43.1%	\$329,500	\$352,500	+ 7.0%
Average Sales Price*	\$294,267	\$444,793	+ 51.2%	\$385,538	\$411,952	+ 6.9%
Percent of Original List Price Received*	95.3%	98.0%	+ 2.8%	95.3%	96.4%	+ 1.2%
Days on Market Until Sale	68	32	- 52.9%	79	66	- 16.5%
Inventory of Homes for Sale	53	31	- 41.5%	--	--	--

* 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

