

Local Market Update – December 2020

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	8	15	+ 87.5%	315	387	+ 22.9%
Closed Sales	23	34	+ 47.8%	233	334	+ 43.3%
Median Sales Price*	\$922,500	1,215,000	+ 31.7%	\$820,000	\$940,725	+ 14.7%
Average Sales Price*	\$1,161,132	\$1,327,662	+ 14.3%	\$983,253	\$1,206,306	+ 22.7%
Percent of Original List Price Received*	93.5%	97.2%	+ 4.0%	95.8%	97.0%	+ 1.3%
Days on Market Until Sale	96	39	- 59.4%	76	48	- 36.8%
Inventory of Homes for Sale	62	22	- 64.5%	--	--	--

* 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.

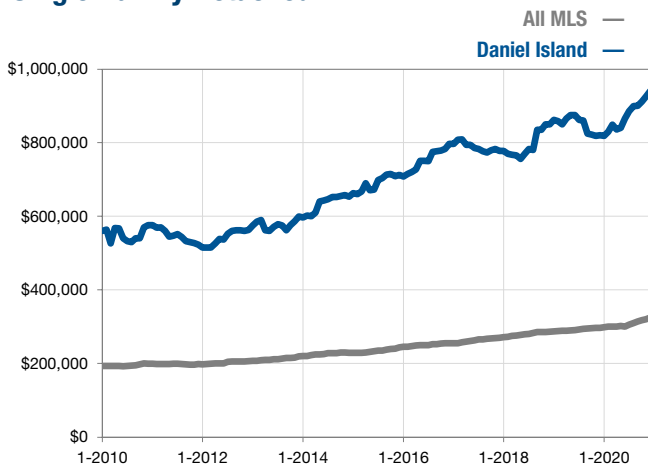
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	5	13	+ 160.0%	160	201	+ 25.6%
Closed Sales	8	9	+ 12.5%	114	160	+ 40.4%
Median Sales Price*	\$253,000	\$375,000	+ 48.2%	\$328,500	\$348,450	+ 6.1%
Average Sales Price*	\$290,125	\$425,649	+ 46.7%	\$383,078	\$422,777	+ 10.4%
Percent of Original List Price Received*	95.7%	96.5%	+ 0.8%	95.4%	96.6%	+ 1.3%
Days on Market Until Sale	68	76	+ 11.8%	84	65	- 22.6%
Inventory of Homes for Sale	44	23	- 47.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

