

# Local Market Update – February 2021

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



## Daniel Island

Area 77

### Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	31	26	- 16.1%	63	51	- 19.0%
Closed Sales	16	23	+ 43.8%	31	44	+ 41.9%
Median Sales Price*	\$962,500	<b>\$875,000</b>	- 9.1%	\$904,000	<b>\$867,500</b>	- 4.0%
Average Sales Price*	\$1,160,327	<b>\$1,077,908</b>	- 7.1%	\$1,034,677	<b>\$1,110,853</b>	+ 7.4%
Percent of Original List Price Received*	97.5%	<b>96.3%</b>	- 1.2%	97.3%	<b>96.3%</b>	- 1.0%
Days on Market Until Sale	57	51	- 10.5%	61	47	- 23.0%
Inventory of Homes for Sale	69	13	- 81.2%	--	--	--

\* 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.

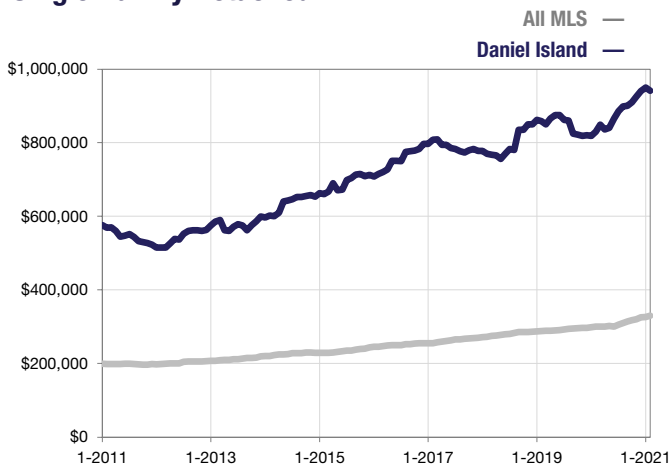
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	10	9	- 10.0%	25	24	- 4.0%
Closed Sales	8	14	+ 75.0%	16	28	+ 75.0%
Median Sales Price*	\$298,750	<b>\$417,500</b>	+ 39.7%	\$322,250	<b>\$375,000</b>	+ 16.4%
Average Sales Price*	\$370,563	<b>\$465,396</b>	+ 25.6%	\$339,934	<b>\$417,230</b>	+ 22.7%
Percent of Original List Price Received*	95.0%	<b>99.4%</b>	+ 4.6%	94.2%	<b>98.5%</b>	+ 4.6%
Days on Market Until Sale	109	58	- 46.8%	110	47	- 57.3%
Inventory of Homes for Sale	39	12	- 69.2%	--	--	--

\* 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

