

Local Market Update – March 2021

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



Daniel Island

Area 77

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	32	38	+ 18.8%	95	89	- 6.3%
Closed Sales	28	28	0.0%	59	72	+ 22.0%
Median Sales Price*	\$848,494	\$1,499,500	+ 76.7%	\$875,000	\$1,037,500	+ 18.6%
Average Sales Price*	\$1,016,549	\$1,687,246	+ 66.0%	\$1,026,074	\$1,335,006	+ 30.1%
Percent of Original List Price Received*	99.4%	99.6%	+ 0.2%	98.3%	97.5%	- 0.8%
Days on Market Until Sale	26	24	- 7.7%	44	38	- 13.6%
Inventory of Homes for Sale	79	15	- 81.0%	--	--	--

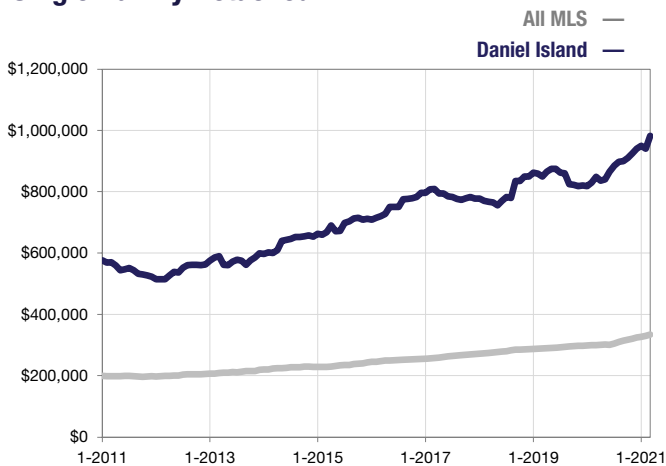
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	18	18	0.0%	43	42	- 2.3%
Closed Sales	15	13	- 13.3%	31	41	+ 32.3%
Median Sales Price*	\$365,000	\$300,000	- 17.8%	\$355,000	\$375,000	+ 5.6%
Average Sales Price*	\$465,333	\$357,702	- 23.1%	\$400,611	\$398,355	- 0.6%
Percent of Original List Price Received*	96.0%	96.2%	+ 0.2%	95.1%	97.8%	+ 2.8%
Days on Market Until Sale	87	44	- 49.4%	99	46	- 53.5%
Inventory of Homes for Sale	43	13	- 69.8%	--	--	--

* 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

