

# Local Market Update – April 2021

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



## Daniel Island

Area 77

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	23	34	+ 47.8%	118	123	+ 4.2%
Closed Sales	13	28	+ 115.4%	72	100	+ 38.9%
Median Sales Price*	\$886,366	<b>\$1,127,500</b>	+ 27.2%	\$880,683	<b>\$1,037,500</b>	+ 17.8%
Average Sales Price*	\$1,018,780	<b>\$1,249,711</b>	+ 22.7%	\$1,024,757	<b>\$1,311,123</b>	+ 27.9%
Percent of Original List Price Received*	96.9%	<b>99.5%</b>	+ 2.7%	98.1%	<b>98.1%</b>	0.0%
Days on Market Until Sale	31	13	- 58.1%	42	31	- 26.2%
Inventory of Homes for Sale	82	15	- 81.7%	--	--	--

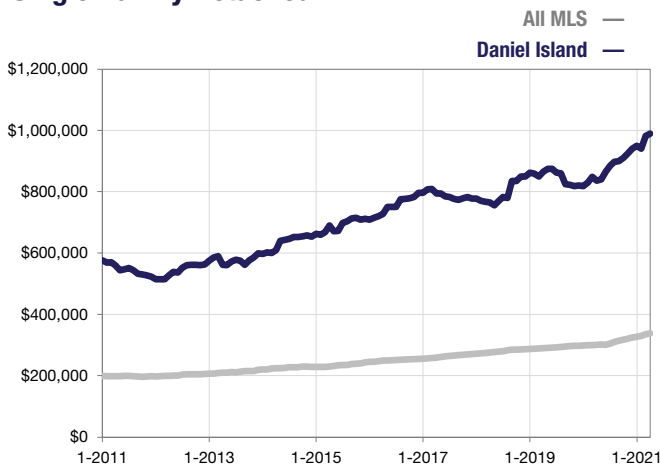
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	13	18	+ 38.5%	56	60	+ 7.1%
Closed Sales	9	10	+ 11.1%	40	51	+ 27.5%
Median Sales Price*	\$489,000	<b>\$414,500</b>	- 15.2%	\$369,000	<b>\$375,000</b>	+ 1.6%
Average Sales Price*	\$459,821	<b>\$500,288</b>	+ 8.8%	\$413,934	<b>\$418,342</b>	+ 1.1%
Percent of Original List Price Received*	97.0%	<b>97.7%</b>	+ 0.7%	95.5%	<b>97.8%</b>	+ 2.4%
Days on Market Until Sale	92	13	- 85.9%	97	40	- 58.8%
Inventory of Homes for Sale	44	11	- 75.0%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

