

# Local Market Update – May 2021

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



## Daniel Island

Area 77

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	40	26	- 35.0%	158	149	- 5.7%
Closed Sales	12	35	+ 191.7%	84	136	+ 61.9%
Median Sales Price*	\$925,000	<b>\$1,500,000</b>	+ 62.2%	\$890,433	<b>\$1,225,000</b>	+ 37.6%
Average Sales Price*	\$1,053,333	<b>\$1,643,835</b>	+ 56.1%	\$1,028,839	<b>\$1,399,056</b>	+ 36.0%
Percent of Original List Price Received*	89.6%	<b>98.5%</b>	+ 9.9%	96.8%	<b>98.2%</b>	+ 1.4%
Days on Market Until Sale	114	20	- 82.5%	52	28	- 46.2%
Inventory of Homes for Sale	76	11	- 85.5%	--	--	--

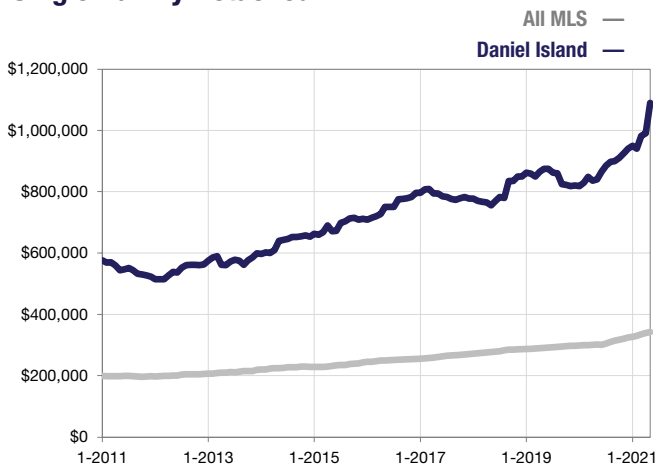
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	21	25	+ 19.0%	77	85	+ 10.4%
Closed Sales	8	19	+ 137.5%	48	70	+ 45.8%
Median Sales Price*	\$379,000	<b>\$370,000</b>	- 2.4%	\$369,000	<b>\$372,500</b>	+ 0.9%
Average Sales Price*	\$428,675	<b>\$483,795</b>	+ 12.9%	\$416,390	<b>\$436,108</b>	+ 4.7%
Percent of Original List Price Received*	96.4%	<b>99.3%</b>	+ 3.0%	95.7%	<b>98.2%</b>	+ 2.6%
Days on Market Until Sale	58	18	- 69.0%	91	34	- 62.6%
Inventory of Homes for Sale	43	14	- 67.4%	--	--	--

\* 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

