

Local Market Update – July 2021

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



Daniel Island

Area 77

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	37	47	+ 27.0%	245	224	- 8.6%
Closed Sales	44	28	- 36.4%	164	197	+ 20.1%
Median Sales Price*	\$898,500	\$1,662,500	+ 85.0%	\$899,500	\$1,334,800	+ 48.4%
Average Sales Price*	\$1,114,424	\$1,738,135	+ 56.0%	\$1,102,070	\$1,475,237	+ 33.9%
Percent of Original List Price Received*	97.6%	99.3%	+ 1.7%	97.1%	98.5%	+ 1.4%
Days on Market Until Sale	51	12	- 76.5%	51	22	- 56.9%
Inventory of Homes for Sale	65	29	- 55.4%	--	--	--

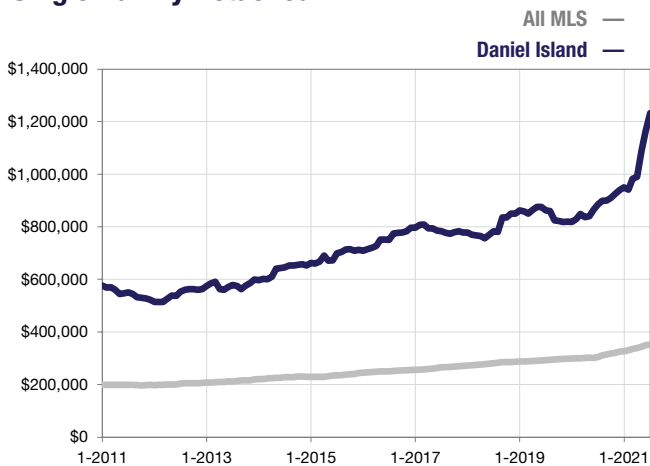
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	18	22	+ 22.2%	111	121	+ 9.0%
Closed Sales	18	22	+ 22.2%	81	112	+ 38.3%
Median Sales Price*	\$291,250	\$862,500	+ 196.1%	\$355,000	\$383,750	+ 8.1%
Average Sales Price*	\$347,366	\$980,168	+ 182.2%	\$399,774	\$588,283	+ 47.2%
Percent of Original List Price Received*	96.1%	98.7%	+ 2.7%	95.9%	98.6%	+ 2.8%
Days on Market Until Sale	50	19	- 62.0%	76	28	- 63.2%
Inventory of Homes for Sale	36	11	- 69.4%	--	--	--

* 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

