

# Local Market Update – August 2021

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



## Daniel Island

Area 77

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	44	23	- 47.7%	289	249	- 13.8%
Closed Sales	35	23	- 34.3%	199	220	+ 10.6%
Median Sales Price*	\$1,180,000	\$1,565,000	+ 32.6%	\$904,000	\$1,350,000	+ 49.3%
Average Sales Price*	\$1,229,141	\$1,579,107	+ 28.5%	\$1,124,419	\$1,486,096	+ 32.2%
Percent of Original List Price Received*	97.7%	97.8%	+ 0.1%	97.2%	98.5%	+ 1.3%
Days on Market Until Sale	38	15	- 60.5%	49	21	- 57.1%
Inventory of Homes for Sale	63	23	- 63.5%	--	--	--

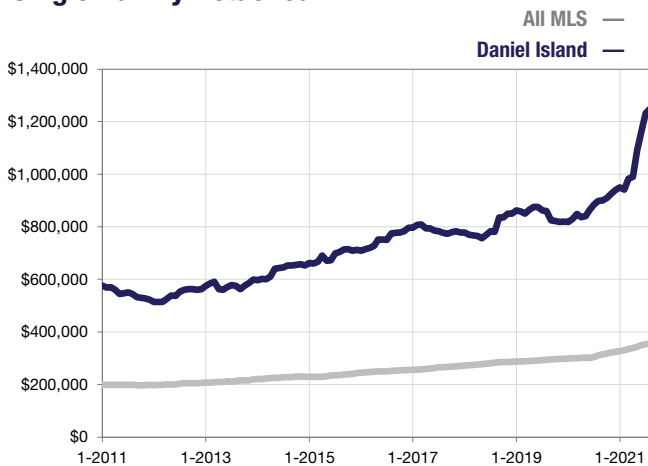
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	18	30	+ 66.7%	129	151	+ 17.1%
Closed Sales	13	40	+ 207.7%	94	153	+ 62.8%
Median Sales Price*	\$347,000	\$765,500	+ 120.6%	\$352,500	\$450,000	+ 27.7%
Average Sales Price*	\$434,146	\$943,175	+ 117.2%	\$404,528	\$679,083	+ 67.9%
Percent of Original List Price Received*	96.3%	99.3%	+ 3.1%	96.0%	98.8%	+ 2.9%
Days on Market Until Sale	56	14	- 75.0%	73	24	- 67.1%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--

\* 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

