

# Local Market Update – December 2021

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



## Daniel Island

Area 77

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	15	7	- 53.3%	382	306	- 19.9%
Closed Sales	34	19	- 44.1%	332	297	- 10.5%
Median Sales Price*	\$1,215,000	<b>\$1,385,000</b>	+ 14.0%	\$940,000	<b>\$1,350,000</b>	+ 43.6%
Average Sales Price*	\$1,327,662	<b>\$1,935,214</b>	+ 45.8%	\$1,203,219	<b>\$1,545,607</b>	+ 28.5%
Percent of Original List Price Received*	97.2%	<b>96.7%</b>	- 0.5%	96.9%	<b>97.8%</b>	+ 0.9%
Days on Market Until Sale	39	47	+ 20.5%	48	23	- 52.1%
Inventory of Homes for Sale	26	4	- 84.6%	--	--	--

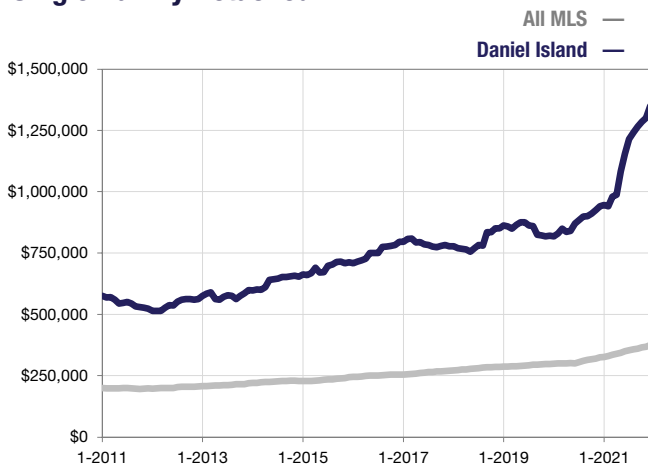
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	11	10	- 9.1%	174	181	+ 4.0%
Closed Sales	10	8	- 20.0%	143	196	+ 37.1%
Median Sales Price*	\$382,500	<b>\$575,000</b>	+ 50.3%	\$355,000	<b>\$499,500</b>	+ 40.7%
Average Sales Price*	\$438,534	<b>\$613,625</b>	+ 39.9%	\$431,468	<b>\$713,098</b>	+ 65.3%
Percent of Original List Price Received*	96.8%	<b>96.9%</b>	+ 0.1%	96.7%	<b>98.8%</b>	+ 2.2%
Days on Market Until Sale	68	29	- 57.4%	68	25	- 63.2%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

