

Local Market Update – January 2023

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



Daniel Island

Area 77

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	22	17	- 22.7%	22	17	- 22.7%
Closed Sales	13	13	0.0%	13	13	0.0%
Median Sales Price*	\$1,600,000	\$1,685,000	+ 5.3%	\$1,600,000	\$1,685,000	+ 5.3%
Average Sales Price*	\$1,632,308	\$2,020,886	+ 23.8%	\$1,632,308	\$2,020,886	+ 23.8%
Percent of Original List Price Received*	97.3%	96.0%	- 1.3%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	22	31	+ 40.9%	22	31	+ 40.9%
Inventory of Homes for Sale	9	27	+ 200.0%	--	--	--

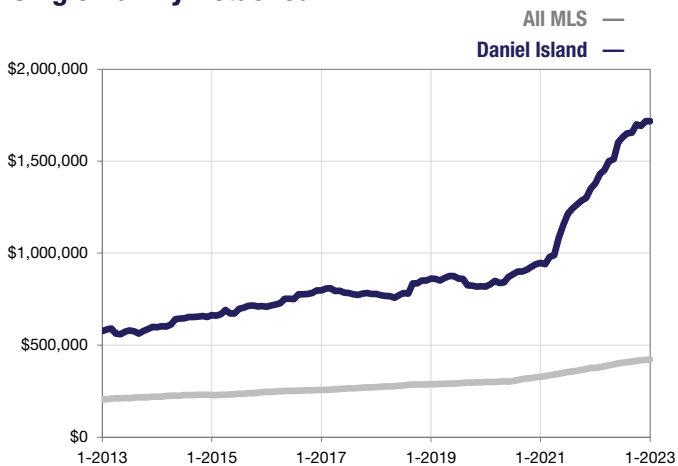
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	19	8	- 57.9%	19	8	- 57.9%
Median Sales Price*	\$430,000	\$434,500	+ 1.0%	\$430,000	\$434,500	+ 1.0%
Average Sales Price*	\$552,784	\$525,813	- 4.9%	\$552,784	\$525,813	- 4.9%
Percent of Original List Price Received*	98.4%	100.7%	+ 2.3%	98.4%	100.7%	+ 2.3%
Days on Market Until Sale	19	24	+ 26.3%	19	24	+ 26.3%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--

* 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

