

Local Market Update – April 2023

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



Daniel Island

Area 77

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	24	17	- 29.2%	92	77	- 16.3%
Closed Sales	23	19	- 17.4%	77	52	- 32.5%
Median Sales Price*	\$1,700,000	\$2,035,000	+ 19.7%	\$1,500,000	\$1,887,500	+ 25.8%
Average Sales Price*	\$1,778,180	\$1,997,016	+ 12.3%	\$1,657,589	\$1,991,096	+ 20.1%
Percent of Original List Price Received*	99.7%	93.4%	- 6.3%	99.2%	93.8%	- 5.4%
Days on Market Until Sale	19	47	+ 147.4%	14	46	+ 228.6%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--

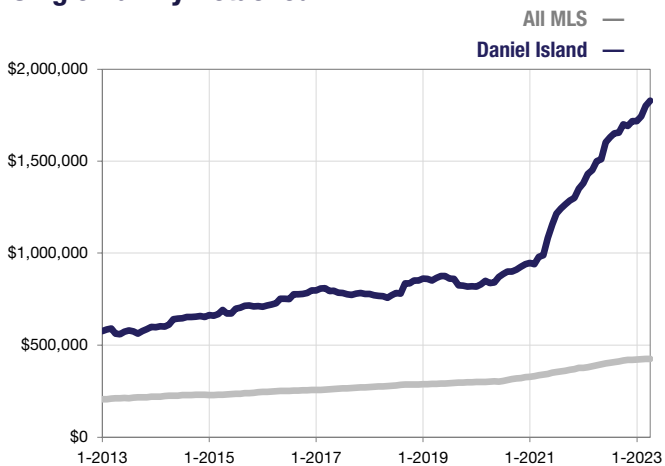
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	19	14	- 26.3%	52	46	- 11.5%
Closed Sales	11	6	- 45.5%	49	25	- 49.0%
Median Sales Price*	\$440,000	\$550,000	+ 25.0%	\$407,000	\$440,000	+ 8.1%
Average Sales Price*	\$516,909	\$521,500	+ 0.9%	\$532,906	\$531,760	- 0.2%
Percent of Original List Price Received*	102.1%	96.2%	- 5.8%	101.1%	98.1%	- 3.0%
Days on Market Until Sale	2	58	+ 2,800.0%	23	31	+ 34.8%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--

* 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

