

Local Market Update – August 2023

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	20	20	0.0%	177	144	- 18.6%
Closed Sales	15	11	- 26.7%	144	123	- 14.6%
Median Sales Price*	\$2,235,000	\$1,700,000	- 23.9%	\$1,750,000	\$1,875,000	+ 7.1%
Average Sales Price*	\$2,182,288	\$2,267,773	+ 3.9%	\$1,892,700	\$2,055,149	+ 8.6%
Percent of Original List Price Received*	97.4%	93.9%	- 3.6%	98.8%	95.0%	- 3.8%
Days on Market Until Sale	12	29	+ 141.7%	11	34	+ 209.1%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--

* 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.

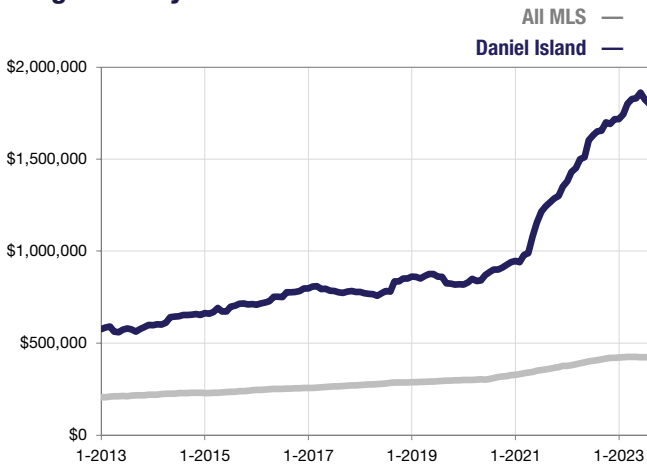
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	10	11	+ 10.0%	109	90	- 17.4%
Closed Sales	7	11	+ 57.1%	83	69	- 16.9%
Median Sales Price*	\$305,000	\$605,000	+ 98.4%	\$425,000	\$565,000	+ 32.9%
Average Sales Price*	\$409,000	\$790,982	+ 93.4%	\$541,916	\$683,725	+ 26.2%
Percent of Original List Price Received*	96.8%	95.5%	- 1.3%	101.2%	96.1%	- 5.0%
Days on Market Until Sale	20	19	- 5.0%	18	28	+ 55.6%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--

* 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

