

Local Market Update – December 2023

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

Daniel Island

Area 77

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	9	7	- 22.2%	221	212	- 4.1%
Closed Sales	3	14	+ 366.7%	182	178	- 2.2%
Median Sales Price*	\$1,413,750	\$1,452,500	+ 2.7%	\$1,717,500	\$1,875,000	+ 9.2%
Average Sales Price*	\$1,377,807	\$1,795,321	+ 30.3%	\$1,877,936	\$2,040,804	+ 8.7%
Percent of Original List Price Received*	97.8%	94.3%	- 3.6%	98.3%	95.2%	- 3.2%
Days on Market Until Sale	25	31	+ 24.0%	13	31	+ 138.5%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--

* 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.

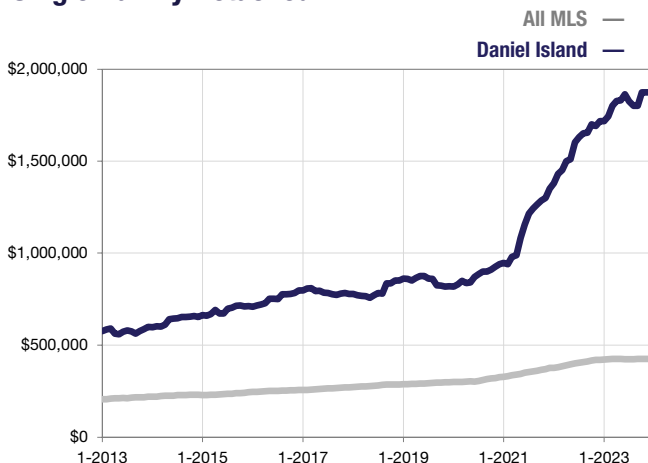
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	10	+ 100.0%	144	136	- 5.6%
Closed Sales	7	5	- 28.6%	114	100	- 12.3%
Median Sales Price*	\$495,000	\$625,000	+ 26.3%	\$435,000	\$567,000	+ 30.3%
Average Sales Price*	\$538,571	\$535,000	- 0.7%	\$570,882	\$699,551	+ 22.5%
Percent of Original List Price Received*	94.1%	94.3%	+ 0.2%	99.8%	96.3%	- 3.5%
Days on Market Until Sale	37	41	+ 10.8%	19	25	+ 31.6%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--

* 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

