

Local Market Update – March 2024

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



Daniel Island

Area 77

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	27	24	- 11.1%	60	54	- 10.0%
Closed Sales	13	14	+ 7.7%	33	39	+ 18.2%
Median Sales Price*	\$2,300,000	\$1,705,000	- 25.9%	\$1,825,000	\$2,040,000	+ 11.8%
Average Sales Price*	\$2,244,396	\$1,895,183	- 15.6%	\$1,987,687	\$2,487,451	+ 25.1%
Percent of Original List Price Received*	93.7%	94.6%	+ 1.0%	94.0%	93.7%	- 0.3%
Days on Market Until Sale	50	34	- 32.0%	45	32	- 28.9%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--

* 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.

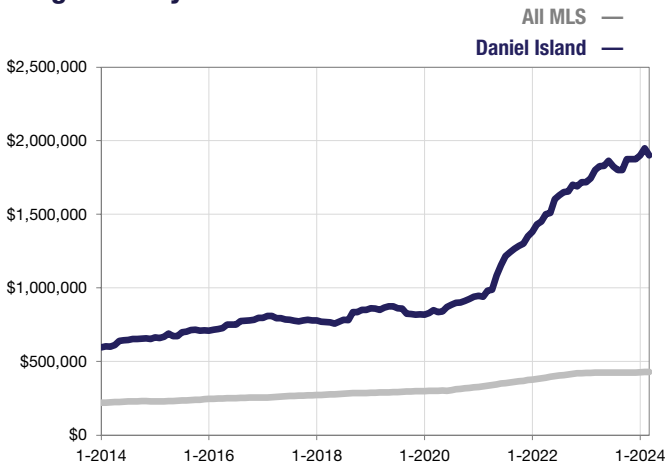
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	19	15	- 21.1%	32	40	+ 25.0%
Closed Sales	7	11	+ 57.1%	20	28	+ 40.0%
Median Sales Price*	\$470,000	\$645,000	+ 37.2%	\$432,000	\$659,950	+ 52.8%
Average Sales Price*	\$590,714	\$1,016,818	+ 72.1%	\$523,750	\$876,448	+ 67.3%
Percent of Original List Price Received*	96.5%	96.3%	- 0.2%	98.6%	95.6%	- 3.0%
Days on Market Until Sale	13	23	+ 76.9%	22	23	+ 4.5%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--

* 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

