

# Local Market Update – July 2026

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



## Daniel Island

Area 77

| Single-Family Detached                   | July        |             |                | Year to Date |             |                |
|------------------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
|                                          | 2025        | 2026        | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                             | 13          | 24          | + 84.6%        | 150          | 191         | + 27.3%        |
| Closed Sales                             | 17          | 16          | - 5.9%         | 114          | 126         | + 10.5%        |
| Median Sales Price*                      | \$1,665,000 | \$1,997,500 | + 20.0%        | \$1,837,500  | \$2,025,000 | + 10.2%        |
| Average Sales Price*                     | \$2,035,882 | \$2,262,539 | + 11.1%        | \$2,320,627  | \$2,646,360 | + 14.0%        |
| Percent of Original List Price Received* | 93.7%       | 96.3%       | + 2.8%         | 96.6%        | 95.9%       | - 0.7%         |
| Days on Market Until Sale                | 25          | 20          | - 20.0%        | 22           | 27          | + 22.7%        |
| Inventory of Homes for Sale              | 28          | 39          | + 39.3%        | --           | --          | --             |

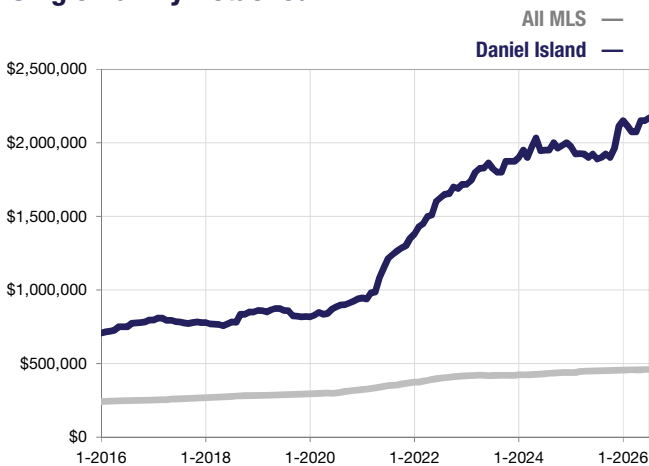
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | July      |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2025      | 2026      | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                             | 10        | 20        | + 100.0%       | 101          | 153         | + 51.5%        |
| Closed Sales                             | 6         | 13        | + 116.7%       | 52           | 110         | + 111.5%       |
| Median Sales Price*                      | \$455,000 | \$900,000 | + 97.8%        | \$515,000    | \$1,050,000 | + 103.9%       |
| Average Sales Price*                     | \$481,900 | \$899,877 | + 86.7%        | \$759,635    | \$1,251,852 | + 64.8%        |
| Percent of Original List Price Received* | 94.2%     | 92.2%     | - 2.1%         | 96.7%        | 96.7%       | 0.0%           |
| Days on Market Until Sale                | 50        | 64        | + 28.0%        | 36           | 44          | + 22.2%        |
| Inventory of Homes for Sale              | 33        | 51        | + 54.5%        | --           | --          | --             |

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

