

Local Market Update – August 2026

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



Daniel Island

Area 77

Single-Family Detached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	20	+ 11.1%	168	211	+ 25.6%
Closed Sales	11	16	+ 45.5%	125	142	+ 13.6%
Median Sales Price*	\$2,500,000	\$2,134,500	- 14.6%	\$1,865,000	\$2,025,000	+ 8.6%
Average Sales Price*	\$2,450,905	\$2,431,631	- 0.8%	\$2,332,091	\$2,622,165	+ 12.4%
Percent of Original List Price Received*	92.6%	96.2%	+ 3.9%	96.3%	96.0%	- 0.3%
Days on Market Until Sale	37	45	+ 21.6%	23	29	+ 26.1%
Inventory of Homes for Sale	28	28	0.0%	--	--	--

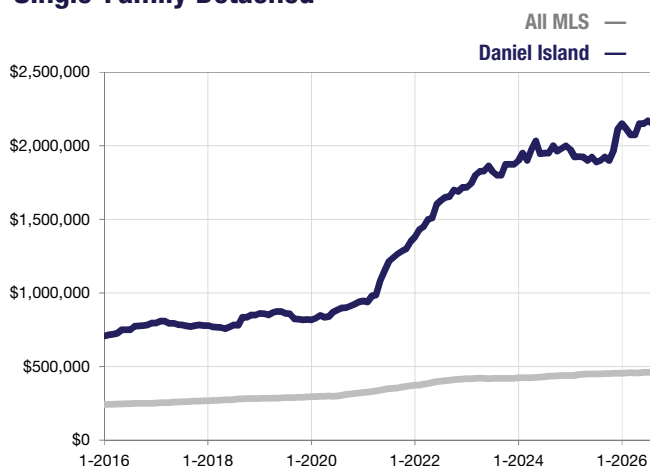
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	14	9	- 35.7%	115	162	+ 40.9%
Closed Sales	7	14	+ 100.0%	59	125	+ 111.9%
Median Sales Price*	\$485,000	\$846,167	+ 74.5%	\$510,000	\$1,050,000	+ 105.9%
Average Sales Price*	\$698,714	\$1,124,667	+ 61.0%	\$752,407	\$1,231,813	+ 63.7%
Percent of Original List Price Received*	95.8%	95.1%	- 0.7%	96.6%	96.5%	- 0.1%
Days on Market Until Sale	25	49	+ 96.0%	35	44	+ 25.7%
Inventory of Homes for Sale	33	45	+ 36.4%	--	--	--

* 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

