

# Local Market Update – September 2026

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



## Daniel Island

Area 77

### Single-Family Detached

| Key Metrics                              | September   |             |                | Year to Date |             |                |
|------------------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
|                                          | 2025        | 2026        | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                             | 14          | 34          | + 142.9%       | 182          | 245         | + 34.6%        |
| Closed Sales                             | 11          | 26          | + 136.4%       | 136          | 168         | + 23.5%        |
| Median Sales Price*                      | \$2,200,000 | \$2,672,500 | + 21.5%        | \$1,912,500  | \$2,132,708 | + 11.5%        |
| Average Sales Price*                     | \$2,715,909 | \$2,914,936 | + 7.3%         | \$2,363,136  | \$2,667,475 | + 12.9%        |
| Percent of Original List Price Received* | 95.0%       | 94.8%       | - 0.2%         | 96.2%        | 95.8%       | - 0.4%         |
| Days on Market Until Sale                | 38          | 38          | 0.0%           | 24           | 30          | + 25.0%        |
| Inventory of Homes for Sale              | 28          | 44          | + 57.1%        | --           | --          | --             |

\* 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.

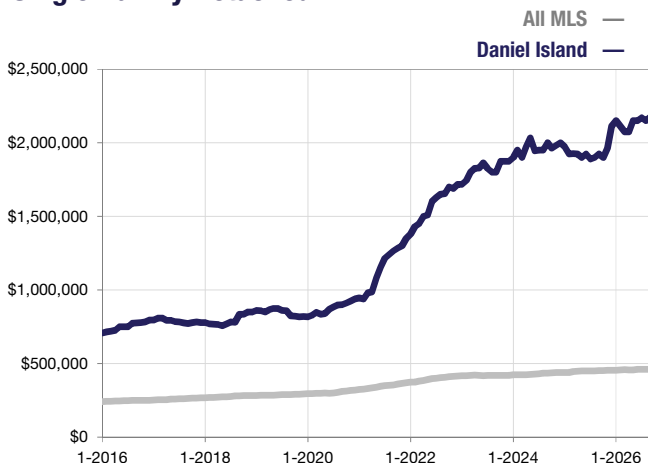
### Townhouse-Condo Attached

| Key Metrics                              | September   |             |                | Year to Date |             |                |
|------------------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
|                                          | 2025        | 2026        | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                             | 20          | 16          | - 20.0%        | 135          | 178         | + 31.9%        |
| Closed Sales                             | 8           | 13          | + 62.5%        | 67           | 138         | + 106.0%       |
| Median Sales Price*                      | \$906,250   | \$1,014,000 | + 11.9%        | \$520,000    | \$1,044,500 | + 100.9%       |
| Average Sales Price*                     | \$1,048,438 | \$1,016,231 | - 3.1%         | \$787,754    | \$1,211,504 | + 53.8%        |
| Percent of Original List Price Received* | 92.2%       | 97.1%       | + 5.3%         | 96.1%        | 96.6%       | + 0.5%         |
| Days on Market Until Sale                | 64          | 26          | - 59.4%        | 39           | 42          | + 7.7%         |
| Inventory of Homes for Sale              | 40          | 44          | + 10.0%        | --           | --          | --             |

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

