

Local Market Update – March 2025

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



Daniel Island

Area 77

Single-Family Detached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	24	31	+ 29.2%	55	70	+ 27.3%
Closed Sales	15	21	+ 40.0%	40	42	+ 5.0%
Median Sales Price*	\$1,710,000	\$1,925,000	+ 12.6%	\$2,108,759	\$1,912,500	- 9.3%
Average Sales Price*	\$2,467,171	\$2,369,976	- 3.9%	\$2,687,140	\$2,351,995	- 12.5%
Percent of Original List Price Received*	95.0%	98.7%	+ 3.9%	93.9%	98.4%	+ 4.8%
Days on Market Until Sale	32	16	- 50.0%	31	25	- 19.4%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--

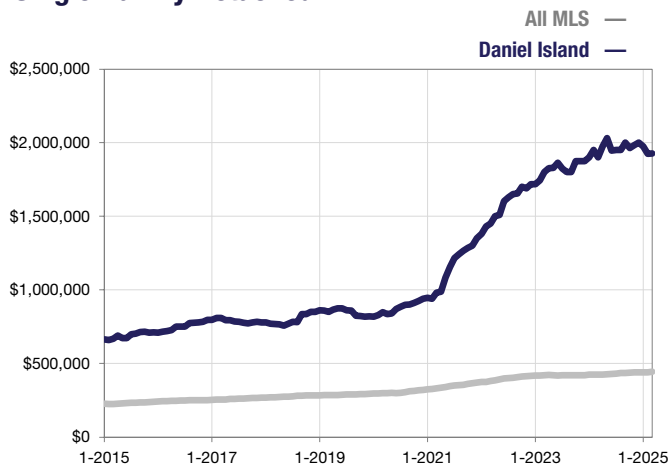
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	15	18	+ 20.0%	40	52	+ 30.0%
Closed Sales	11	9	- 18.2%	28	18	- 35.7%
Median Sales Price*	\$645,000	\$480,000	- 25.6%	\$659,950	\$537,500	- 18.6%
Average Sales Price*	\$1,016,818	\$615,222	- 39.5%	\$876,448	\$954,556	+ 8.9%
Percent of Original List Price Received*	96.3%	96.7%	+ 0.4%	95.6%	97.0%	+ 1.5%
Days on Market Until Sale	23	26	+ 13.0%	23	27	+ 17.4%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--

* 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

