

Local Market Update – March 2026

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



Daniel Island

Area 77

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	31	28	- 9.7%	70	88	+ 25.7%
Closed Sales	21	30	+ 42.9%	42	51	+ 21.4%
Median Sales Price*	\$1,925,000	\$1,917,500	- 0.4%	\$1,912,500	\$1,925,000	+ 0.7%
Average Sales Price*	\$2,369,976	\$2,540,541	+ 7.2%	\$2,351,995	\$2,680,142	+ 14.0%
Percent of Original List Price Received*	98.7%	96.2%	- 2.5%	98.4%	96.5%	- 1.9%
Days on Market Until Sale	16	25	+ 56.3%	25	29	+ 16.0%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--

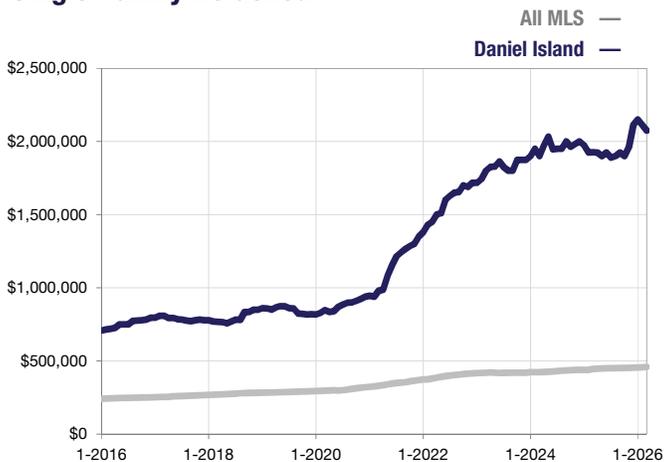
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	18	18	0.0%	52	70	+ 34.6%
Closed Sales	9	22	+ 144.4%	18	43	+ 138.9%
Median Sales Price*	\$480,000	\$1,162,000	+ 142.1%	\$537,500	\$1,130,000	+ 110.2%
Average Sales Price*	\$615,222	\$1,342,716	+ 118.2%	\$954,556	\$1,370,463	+ 43.6%
Percent of Original List Price Received*	96.7%	99.0%	+ 2.4%	97.0%	97.1%	+ 0.1%
Days on Market Until Sale	26	32	+ 23.1%	27	45	+ 66.7%
Inventory of Homes for Sale	37	48	+ 29.7%	--	--	--

* 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

