

Local Market Update – February 2024

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

Daniel Island

Area 77

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	16	17	+ 6.3%	33	30	- 9.1%
Closed Sales	7	12	+ 71.4%	20	25	+ 25.0%
Median Sales Price*	\$1,150,000	\$2,762,500	+ 140.2%	\$1,625,000	\$2,525,000	+ 55.4%
Average Sales Price*	\$1,449,286	\$3,235,251	+ 123.2%	\$1,820,826	\$2,819,121	+ 54.8%
Percent of Original List Price Received*	90.9%	91.7%	+ 0.9%	94.2%	93.2%	- 1.1%
Days on Market Until Sale	64	35	- 45.3%	43	31	- 27.9%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--

* 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.

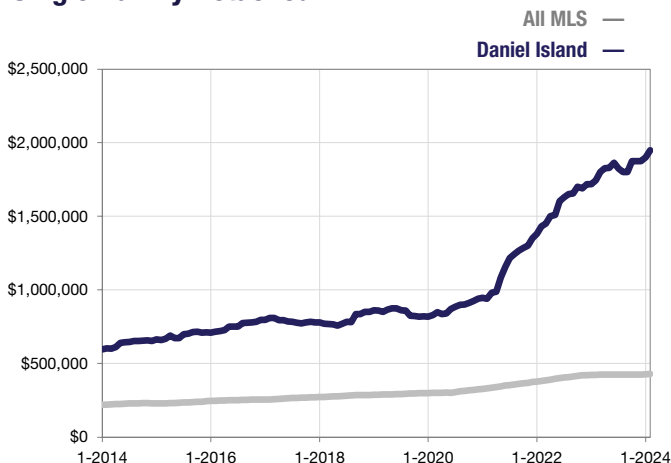
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	13	+ 116.7%	13	25	+ 92.3%
Closed Sales	5	6	+ 20.0%	13	17	+ 30.8%
Median Sales Price*	\$400,000	\$683,315	+ 70.8%	\$429,000	\$674,900	+ 57.3%
Average Sales Price*	\$426,700	\$873,605	+ 104.7%	\$487,692	\$785,619	+ 61.1%
Percent of Original List Price Received*	98.3%	95.3%	- 3.1%	99.8%	95.1%	- 4.7%
Days on Market Until Sale	31	27	- 12.9%	26	24	- 7.7%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--

* 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

