

Local Market Update – October 2021

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



Daniel Island

Area 77

Single-Family Detached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	35	15	- 57.1%	341	282	- 17.3%
Closed Sales	37	24	- 35.1%	272	261	- 4.0%
Median Sales Price*	\$950,000	\$1,200,000	+ 26.3%	\$921,265	\$1,334,800	+ 44.9%
Average Sales Price*	\$1,225,919	\$1,576,379	+ 28.6%	\$1,174,794	\$1,502,900	+ 27.9%
Percent of Original List Price Received*	96.6%	96.0%	- 0.6%	96.9%	98.2%	+ 1.3%
Days on Market Until Sale	47	24	- 48.9%	49	21	- 57.1%
Inventory of Homes for Sale	50	11	- 78.0%	--	--	--

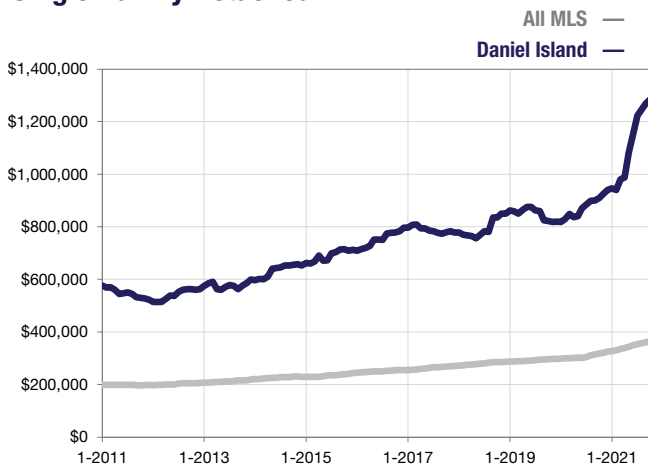
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	18	13	- 27.8%	153	164	+ 7.2%
Closed Sales	22	13	- 40.9%	115	171	+ 48.7%
Median Sales Price*	\$370,000	\$360,000	- 2.7%	\$357,000	\$495,000	+ 38.7%
Average Sales Price*	\$461,728	\$518,269	+ 12.2%	\$424,033	\$713,282	+ 68.2%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	96.5%	98.9%	+ 2.5%
Days on Market Until Sale	33	48	+ 45.5%	70	25	- 64.3%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

