

# Local Market Update – April 2025

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



## Daniel Island

Area 77

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	18	29	+ 61.1%	73	99	+ 35.6%
Closed Sales	16	18	+ 12.5%	56	60	+ 7.1%
Median Sales Price*	\$3,150,000	\$2,402,500	- 23.7%	\$2,297,500	\$2,040,500	- 11.2%
Average Sales Price*	\$3,027,000	\$2,576,456	- 14.9%	\$2,784,243	\$2,419,333	- 13.1%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.8%	94.5%	97.9%	+ 3.6%
Days on Market Until Sale	23	12	- 47.8%	29	21	- 27.6%
Inventory of Homes for Sale	22	33	+ 50.0%	--	--	--

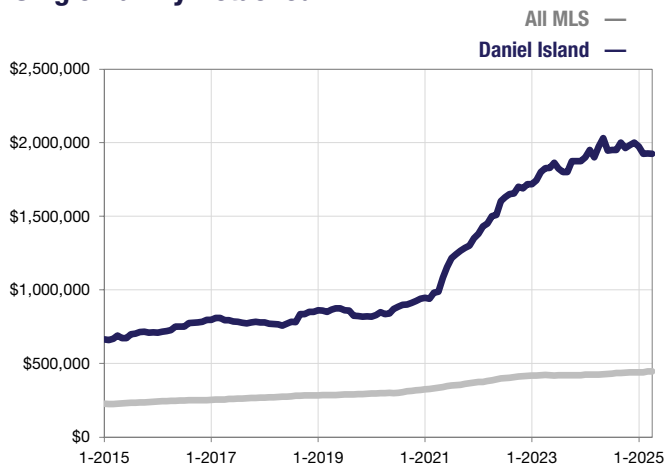
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	11	- 15.4%	53	63	+ 18.9%
Closed Sales	11	6	- 45.5%	39	24	- 38.5%
Median Sales Price*	\$585,000	\$508,250	- 13.1%	\$645,000	\$509,500	- 21.0%
Average Sales Price*	\$764,000	\$573,498	- 24.9%	\$844,732	\$859,291	+ 1.7%
Percent of Original List Price Received*	97.2%	98.6%	+ 1.4%	96.1%	97.4%	+ 1.4%
Days on Market Until Sale	24	34	+ 41.7%	24	29	+ 20.8%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--

\* 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

