Local Market Update – April 2016

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

Daniel Island

Area 77

Single-Family Detached

	April			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**2015**	**2016**	Percent Change
New Listings	32	**24**	- 25.0%	107	**99**	- 7.5%
Closed Sales	15	**12**	- 20.0%	69	**42**	- 39.1%
Median Sales Price*	$698,343	**$927,500**	+ 32.8%	$700,000	**$862,500**	+ 23.2%
Average Sales Price*	$847,177	**$1,062,264**	+ 25.4%	$870,424	**$939,994**	+ 8.0%
Percent of Original List Price Received*	97.1%	**93.6%**	- 3.6%	98.6%	**95.2%**	- 3.4%
Days on Market Until Sale	88	**80**	- 9.1%	82	**68**	- 17.1%
Inventory of Homes for Sale	68	**44**	- 35.3%	--	**--**	--

* 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.

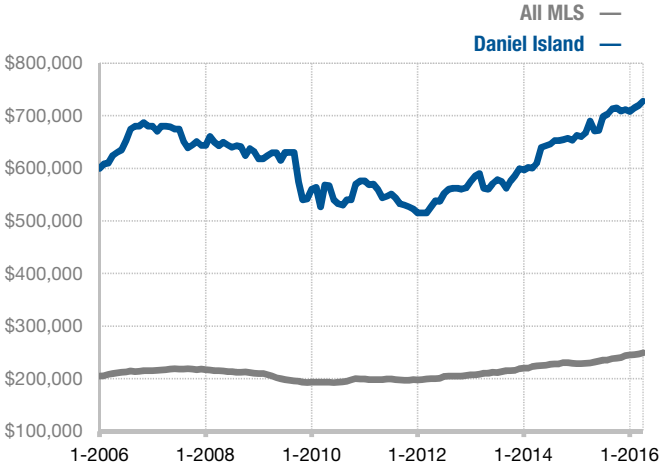
Townhouse-Condo Attached

	April			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**2015**	**2016**	Percent Change
New Listings	16	**20**	+ 25.0%	57	**70**	+ 22.8%
Closed Sales	12	**12**	0.0%	38	**35**	- 7.9%
Median Sales Price*	$265,000	**$285,000**	+ 7.5%	$301,000	**$325,000**	+ 8.0%
Average Sales Price*	$292,750	**$357,458**	+ 22.1%	$318,439	**$392,573**	+ 23.3%
Percent of Original List Price Received*	96.4%	**98.8%**	+ 2.5%	94.7%	**97.5%**	+ 3.0%
Days on Market Until Sale	26	**68**	+ 161.5%	56	**47**	- 16.1%
Inventory of Homes for Sale	33	**47**	+ 42.4%	--	**--**	--

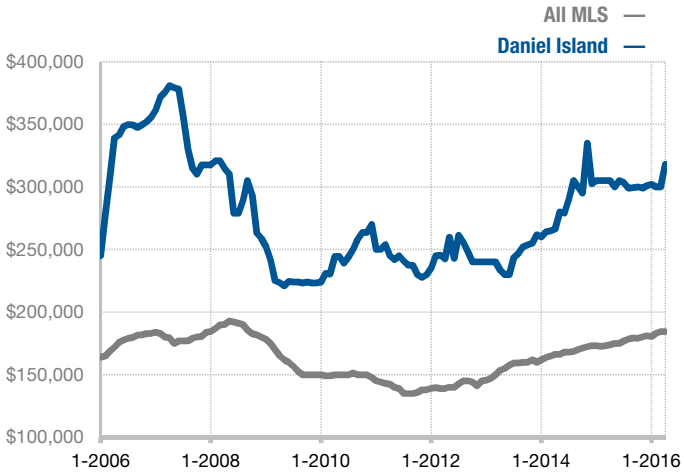
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of May 9, 2016. All data from the Charleston Trident Association of REALTORS® MLS. | Sponsored by South Carolina REALTORS®.
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