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Luxury Homes Launch on Daniel Island Amid Sluggish Property Sales

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A new upscale neighborhood has opened on Daniel Island, even as home sales on the island continue to cool this summer.

The Marshes at Daniel Island, developed by Homes By Dickerson, is located near Governors Park and features 11 custom homes starting at \$2.4 million. Each home will be over 3,000 square feet, mostly with four bedrooms. Buyers will also have access to a private pool, cabana, and optional deep-water dock slips on the Wando River.

Carolina One New Homes is handling all the project sales. Homes By Dickerson is also building in Summerville, West Ashley, and Mount Pleasant.

The launch comes as sales on Daniel Island decline. “It’s anywhere from three weeks to three months on average to sell something, unless it’s an unbelievably desirable property,” says a real estate agent from Daniel Island Real Estate. Still, she noted that well-priced homes continue to sell steadily.

So far in 2025, 143 homes have sold on the island, with a median price of \$1.55 million. As of mid-July, 62 were still on the market.

Across the wider Charleston region, June closings were up 1.8 percent. Berkeley County led with a 10.1 percent gain, while Charleston County dipped slightly by 1.2 percent.

Retail real estate across the metro continues to perform strongly, with vacancy rates holding at 3.1% and average asking rents at \$27.70 per square foot. Notable recent additions to downtown Charleston’s retail landscape include OluKai and Sézane, both opening flagship locations on King Street. Meanwhile, the former Dixie Furniture site in North Charleston has hit the market at \$4.25 million.

In nearby Nowell Creek Village, Holder Properties has begun leasing *Fenland*, the final phase of its mixed-use development, where townhome rentals range from \$5,387 to \$7,676 per month. In Summerville, *Nexton* recently became the first neighborhood in South Carolina to offer 5-gigabit internet service, a move by Home Telecom aimed at meeting increased demand for high-speed connectivity in tech-forward communities.