

Local Market Update – October 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	19	31	+ 63.2%	265	269	+ 1.5%
Closed Sales	9	34	+ 277.8%	152	229	+ 50.7%
Median Sales Price*	\$1,112,000	1,115,063	+ 0.3%	\$1,078,750	\$1,134,500	+ 5.2%
Average Sales Price*	\$1,265,778	\$1,275,832	+ 0.8%	\$1,417,781	\$1,348,226	- 4.9%
Percent of Original List Price Received*	90.4%	94.5%	+ 4.5%	91.6%	92.8%	+ 1.3%
Days on Market Until Sale	83	94	+ 13.3%	103	106	+ 2.9%
Inventory of Homes for Sale	146	47	- 67.8%	--	--	--

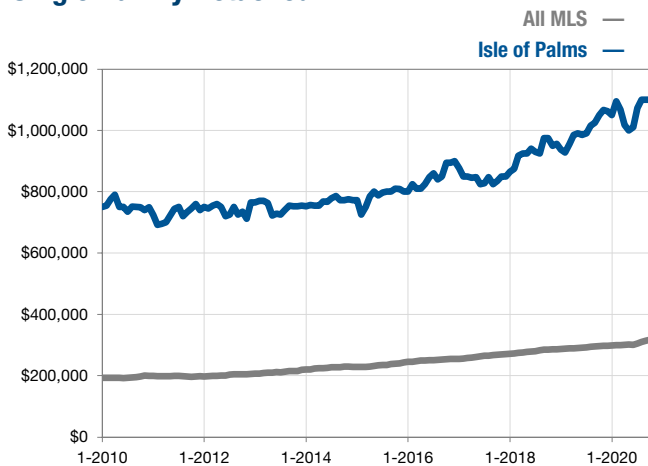
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	16	8	- 50.0%	129	133	+ 3.1%
Closed Sales	6	14	+ 133.3%	72	117	+ 62.5%
Median Sales Price*	\$501,500	\$625,000	+ 24.6%	\$487,000	\$585,000	+ 20.1%
Average Sales Price*	\$515,750	\$687,286	+ 33.3%	\$558,949	\$654,047	+ 17.0%
Percent of Original List Price Received*	95.6%	96.0%	+ 0.4%	94.8%	94.3%	- 0.5%
Days on Market Until Sale	99	50	- 49.5%	103	101	- 1.9%
Inventory of Homes for Sale	81	40	- 50.6%	--	--	--

* 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

