

Local Market Update – November 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	20	21	+ 5.0%	285	290	+ 1.8%
Closed Sales	12	35	+ 191.7%	164	264	+ 61.0%
Median Sales Price*	\$1,207,500	1,126,000	- 6.7%	\$1,097,500	\$1,130,250	+ 3.0%
Average Sales Price*	\$1,458,219	\$1,504,763	+ 3.2%	\$1,420,740	\$1,368,979	- 3.6%
Percent of Original List Price Received*	89.9%	95.9%	+ 6.7%	91.5%	93.2%	+ 1.9%
Days on Market Until Sale	212	117	- 44.8%	111	108	- 2.7%
Inventory of Homes for Sale	137	45	- 67.2%	--	--	--

* 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.

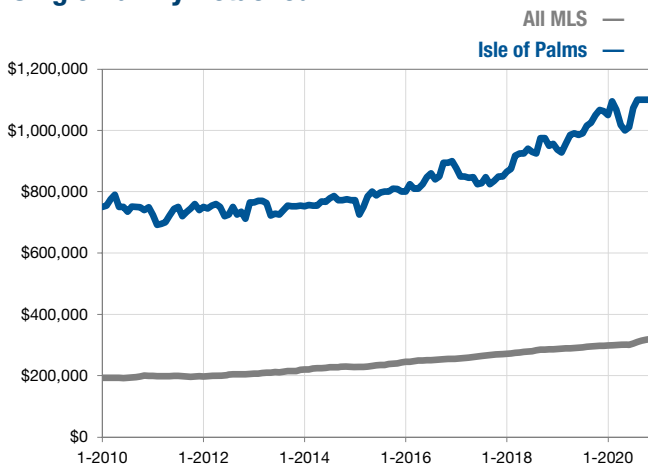
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	11	6	- 45.5%	140	139	- 0.7%
Closed Sales	5	15	+ 200.0%	77	132	+ 71.4%
Median Sales Price*	\$423,000	\$623,000	+ 47.3%	\$485,000	\$595,000	+ 22.7%
Average Sales Price*	\$507,200	\$743,340	+ 46.6%	\$555,588	\$664,194	+ 19.5%
Percent of Original List Price Received*	96.0%	94.5%	- 1.6%	94.9%	94.3%	- 0.6%
Days on Market Until Sale	69	119	+ 72.5%	100	103	+ 3.0%
Inventory of Homes for Sale	85	35	- 58.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

