

# Local Market Update – December 2020

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



## Isle of Palms

Areas 44 & 45

### Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	20	18	- 10.0%	305	308	+ 1.0%
Closed Sales	17	20	+ 17.6%	181	284	+ 56.9%
Median Sales Price*	\$800,000	<b>1,269,500</b>	+ 58.7%	\$1,062,500	<b>\$1,140,000</b>	+ 7.3%
Average Sales Price*	\$1,355,524	<b>\$1,697,525</b>	+ 25.2%	\$1,414,614	<b>\$1,392,116</b>	- 1.6%
Percent of Original List Price Received*	88.8%	<b>93.5%</b>	+ 5.3%	91.2%	<b>93.3%</b>	+ 2.3%
Days on Market Until Sale	140	<b>87</b>	- 37.9%	114	<b>106</b>	- 7.0%
Inventory of Homes for Sale	129	<b>39</b>	- 69.8%	--	--	--

\* 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.

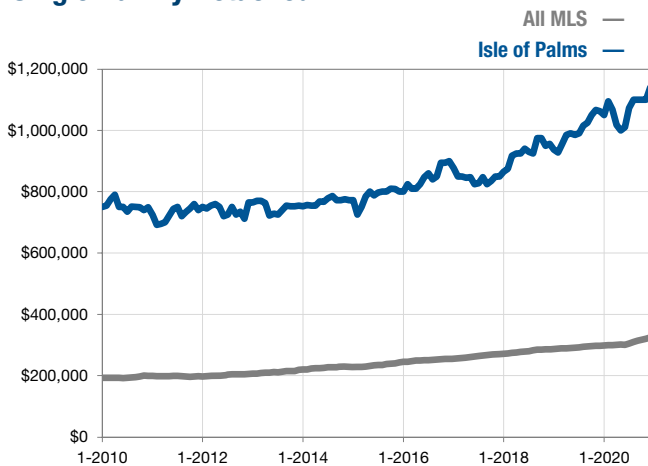
### Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	7	5	- 28.6%	147	144	- 2.0%
Closed Sales	6	12	+ 100.0%	83	144	+ 73.5%
Median Sales Price*	\$647,500	<b>\$596,250</b>	- 7.9%	\$494,500	<b>\$596,250</b>	+ 20.6%
Average Sales Price*	\$720,833	<b>\$671,625</b>	- 6.8%	\$567,534	<b>\$664,813</b>	+ 17.1%
Percent of Original List Price Received*	88.1%	<b>95.0%</b>	+ 7.8%	94.4%	<b>94.4%</b>	0.0%
Days on Market Until Sale	191	<b>116</b>	- 39.3%	106	<b>105</b>	- 0.9%
Inventory of Homes for Sale	79	<b>27</b>	- 65.8%	--	--	--

\* 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

