

Local Market Update – January 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	22	18	- 18.2%	22	18	- 18.2%
Closed Sales	10	16	+ 60.0%	10	16	+ 60.0%
Median Sales Price*	\$940,000	\$1,172,500	+ 24.7%	\$940,000	\$1,172,500	+ 24.7%
Average Sales Price*	\$1,025,550	\$1,833,156	+ 78.7%	\$1,025,550	\$1,833,156	+ 78.7%
Percent of Original List Price Received*	90.5%	93.1%	+ 2.9%	90.5%	93.1%	+ 2.9%
Days on Market Until Sale	123	68	- 44.7%	123	68	- 44.7%
Inventory of Homes for Sale	126	22	- 82.5%	--	--	--

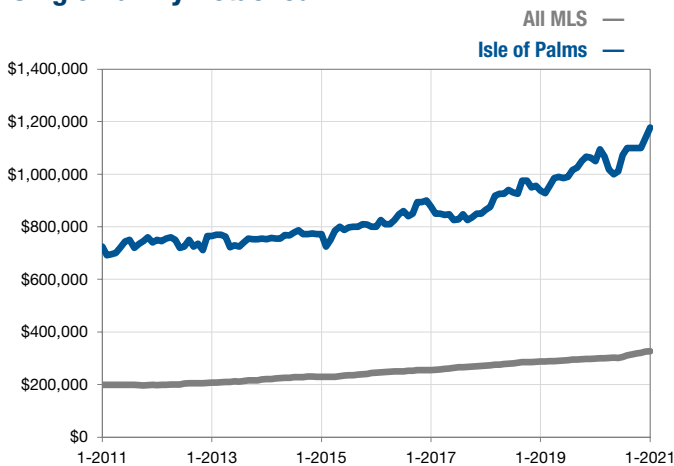
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	11	10	- 9.1%	11	10	- 9.1%
Closed Sales	6	15	+ 150.0%	6	15	+ 150.0%
Median Sales Price*	\$777,500	\$685,000	- 11.9%	\$777,500	\$685,000	- 11.9%
Average Sales Price*	\$846,389	\$734,890	- 13.2%	\$846,389	\$734,890	- 13.2%
Percent of Original List Price Received*	92.6%	92.4%	- 0.2%	92.6%	92.4%	- 0.2%
Days on Market Until Sale	149	134	- 10.1%	149	134	- 10.1%
Inventory of Homes for Sale	72	27	- 62.5%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

