

# Local Market Update – February 2021

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	35	28	- 20.0%	57	46	- 19.3%
Closed Sales	13	20	+ 53.8%	23	36	+ 56.5%
Median Sales Price*	\$1,499,000	<b>\$1,555,000</b>	+ 3.7%	\$1,070,000	<b>\$1,397,500</b>	+ 30.6%
Average Sales Price*	\$1,569,654	<b>\$1,685,500</b>	+ 7.4%	\$1,333,087	<b>\$1,751,125</b>	+ 31.4%
Percent of Original List Price Received*	89.5%	<b>96.3%</b>	+ 7.6%	89.9%	<b>94.8%</b>	+ 5.5%
Days on Market Until Sale	94	33	- 64.9%	107	49	- 54.2%
Inventory of Homes for Sale	137	22	- 83.9%	--	--	--

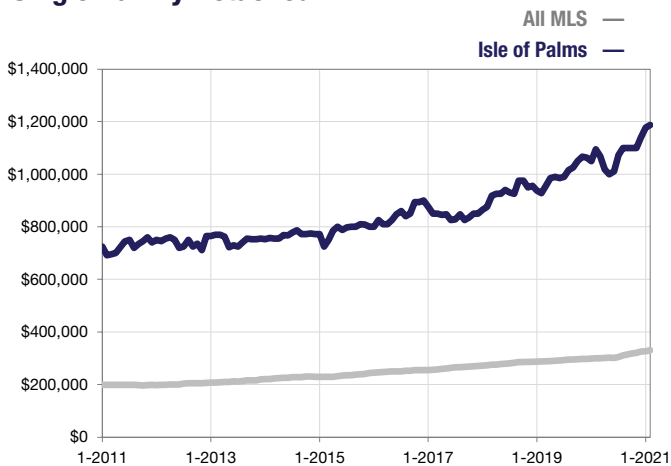
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	15	10	- 33.3%	26	20	- 23.1%
Closed Sales	8	10	+ 25.0%	14	25	+ 78.6%
Median Sales Price*	\$459,250	<b>\$732,500</b>	+ 59.5%	\$626,000	<b>\$711,000</b>	+ 13.6%
Average Sales Price*	\$535,750	<b>\$744,000</b>	+ 38.9%	\$668,881	<b>\$738,534</b>	+ 10.4%
Percent of Original List Price Received*	93.9%	<b>96.6%</b>	+ 2.9%	93.4%	<b>94.1%</b>	+ 0.7%
Days on Market Until Sale	65	155	+ 138.5%	101	143	+ 41.6%
Inventory of Homes for Sale	77	22	- 71.4%	--	--	--

\* 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

