

Local Market Update – March 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	24	40	+ 66.7%	81	86	+ 6.2%
Closed Sales	13	28	+ 115.4%	36	64	+ 77.8%
Median Sales Price*	\$1,050,000	\$1,745,000	+ 66.2%	\$1,067,500	\$1,555,000	+ 45.7%
Average Sales Price*	\$1,152,846	\$1,613,250	+ 39.9%	\$1,268,000	\$1,690,805	+ 33.3%
Percent of Original List Price Received*	91.2%	96.6%	+ 5.9%	90.4%	95.6%	+ 5.8%
Days on Market Until Sale	114	38	- 66.7%	110	44	- 60.0%
Inventory of Homes for Sale	138	26	- 81.2%	--	--	--

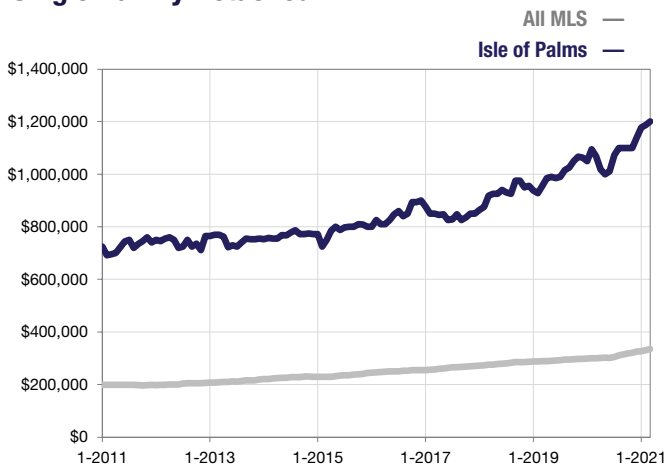
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	20	13	- 35.0%	46	33	- 28.3%
Closed Sales	5	11	+ 120.0%	19	37	+ 94.7%
Median Sales Price*	\$691,100	\$725,000	+ 4.9%	\$667,000	\$725,000	+ 8.7%
Average Sales Price*	\$711,620	\$751,818	+ 5.6%	\$680,128	\$746,034	+ 9.7%
Percent of Original List Price Received*	90.7%	99.6%	+ 9.8%	92.6%	95.9%	+ 3.6%
Days on Market Until Sale	168	63	- 62.5%	119	115	- 3.4%
Inventory of Homes for Sale	84	20	- 76.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

