

Local Market Update – April 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	7	22	+ 214.3%	88	108	+ 22.7%
Closed Sales	9	34	+ 277.8%	45	98	+ 117.8%
Median Sales Price*	\$920,000	\$1,650,000	+ 79.3%	\$1,065,000	\$1,555,000	+ 46.0%
Average Sales Price*	\$1,233,333	\$1,987,614	+ 61.2%	\$1,261,067	\$1,793,779	+ 42.2%
Percent of Original List Price Received*	92.9%	96.4%	+ 3.8%	90.9%	95.9%	+ 5.5%
Days on Market Until Sale	121	44	- 63.6%	112	44	- 60.7%
Inventory of Homes for Sale	127	20	- 84.3%	--	--	--

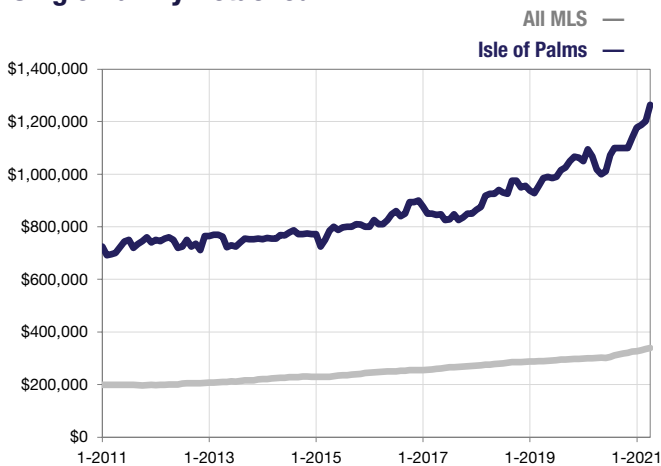
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	5	16	+ 220.0%	51	49	- 3.9%
Closed Sales	10	16	+ 60.0%	29	53	+ 82.8%
Median Sales Price*	\$625,000	\$692,500	+ 10.8%	\$629,000	\$725,000	+ 15.3%
Average Sales Price*	\$722,900	\$772,344	+ 6.8%	\$694,877	\$753,976	+ 8.5%
Percent of Original List Price Received*	93.0%	98.1%	+ 5.5%	92.8%	96.6%	+ 4.1%
Days on Market Until Sale	90	56	- 37.8%	109	96	- 11.9%
Inventory of Homes for Sale	79	23	- 70.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

