

# Local Market Update – May 2021

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	37	32	- 13.5%	125	140	+ 12.0%
Closed Sales	11	26	+ 136.4%	56	124	+ 121.4%
Median Sales Price*	\$865,000	<b>\$2,100,000</b>	+ 142.8%	\$1,030,000	<b>\$1,650,000</b>	+ 60.2%
Average Sales Price*	\$1,168,136	<b>\$2,640,191</b>	+ 126.0%	\$1,242,813	<b>\$1,965,814</b>	+ 58.2%
Percent of Original List Price Received*	90.7%	<b>98.9%</b>	+ 9.0%	90.9%	<b>96.5%</b>	+ 6.2%
Days on Market Until Sale	195	24	- 87.7%	128	40	- 68.8%
Inventory of Homes for Sale	124	29	- 76.6%	--	--	--

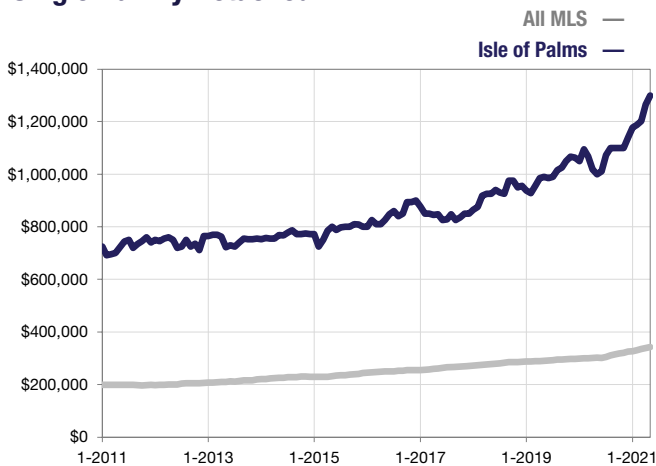
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	13	12	- 7.7%	64	61	- 4.7%
Closed Sales	6	10	+ 66.7%	35	63	+ 80.0%
Median Sales Price*	\$521,250	<b>\$581,000</b>	+ 11.5%	\$612,000	<b>\$697,750</b>	+ 14.0%
Average Sales Price*	\$546,750	<b>\$699,600</b>	+ 28.0%	\$669,484	<b>\$745,345</b>	+ 11.3%
Percent of Original List Price Received*	93.2%	<b>102.0%</b>	+ 9.4%	92.9%	<b>97.4%</b>	+ 4.8%
Days on Market Until Sale	102	28	- 72.5%	108	85	- 21.3%
Inventory of Homes for Sale	78	18	- 76.9%	--	--	--

\* 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

