

# Local Market Update – June 2021

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



## Isle of Palms

Areas 44 & 45

| Single-Family Detached                   | June        |                    |                | Year to Date |                    |                |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2020        | 2021               | Percent Change | 2020         | 2021               | Percent Change |
| <b>Key Metrics</b>                       |             |                    |                |              |                    |                |
| New Listings                             | 18          | 32                 | + 77.8%        | 143          | 172                | + 20.3%        |
| Closed Sales                             | 23          | 24                 | + 4.3%         | 79           | 149                | + 88.6%        |
| Median Sales Price*                      | \$934,500   | <b>\$1,900,000</b> | + 103.3%       | \$1,000,000  | <b>\$1,700,000</b> | + 70.0%        |
| Average Sales Price*                     | \$1,279,387 | <b>\$2,377,125</b> | + 85.8%        | \$1,253,461  | <b>\$2,025,008</b> | + 61.6%        |
| Percent of Original List Price Received* | 92.1%       | <b>98.6%</b>       | + 7.1%         | 91.2%        | <b>96.9%</b>       | + 6.3%         |
| Days on Market Until Sale                | 101         | 13                 | - 87.1%        | 120          | 35                 | - 70.8%        |
| Inventory of Homes for Sale              | 97          | 29                 | - 70.1%        | --           | --                 | --             |

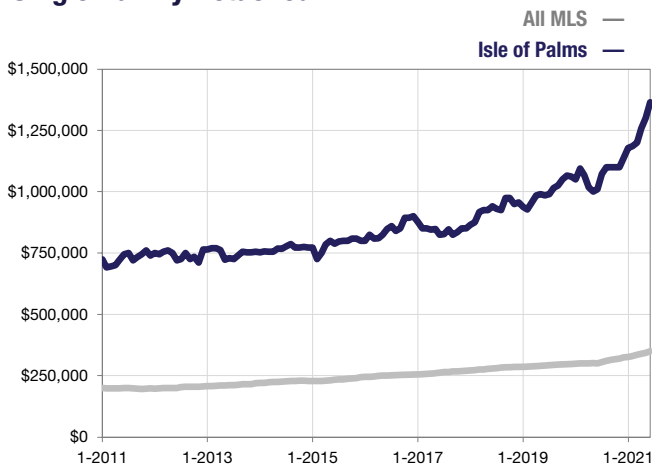
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | June      |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 13        | 13               | 0.0%           | 77           | 74               | - 3.9%         |
| Closed Sales                             | 15        | 6                | - 60.0%        | 50           | 69               | + 38.0%        |
| Median Sales Price*                      | \$520,000 | <b>\$780,509</b> | + 50.1%        | \$598,500    | <b>\$711,000</b> | + 18.8%        |
| Average Sales Price*                     | \$632,400 | <b>\$695,170</b> | + 9.9%         | \$658,359    | <b>\$740,982</b> | + 12.5%        |
| Percent of Original List Price Received* | 95.9%     | <b>101.2%</b>    | + 5.5%         | 93.8%        | <b>97.7%</b>     | + 4.2%         |
| Days on Market Until Sale                | 79        | 5                | - 93.7%        | 100          | 78               | - 22.0%        |
| Inventory of Homes for Sale              | 66        | 22               | - 66.7%        | --           | --               | --             |

\* 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

