

Local Market Update – July 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	29	35	+ 20.7%	172	207	+ 20.3%
Closed Sales	29	25	- 13.8%	108	175	+ 62.0%
Median Sales Price*	\$1,180,000	\$1,735,000	+ 47.0%	\$1,067,500	\$1,700,000	+ 59.3%
Average Sales Price*	\$1,583,660	\$2,045,576	+ 29.2%	\$1,342,125	\$2,031,411	+ 51.4%
Percent of Original List Price Received*	92.8%	99.4%	+ 7.1%	91.6%	97.2%	+ 6.1%
Days on Market Until Sale	78	12	- 84.6%	109	32	- 70.6%
Inventory of Homes for Sale	78	37	- 52.6%	--	--	--

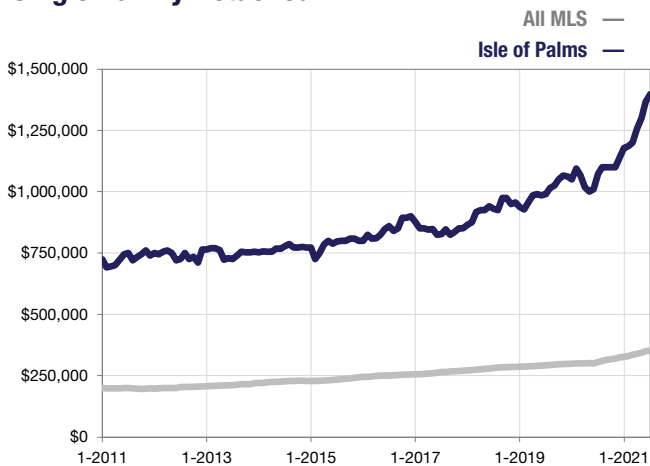
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	21	7	- 66.7%	98	81	- 17.3%
Closed Sales	17	11	- 35.3%	67	80	+ 19.4%
Median Sales Price*	\$570,000	\$680,000	+ 19.3%	\$585,000	\$704,375	+ 20.4%
Average Sales Price*	\$626,471	\$678,818	+ 8.4%	\$650,268	\$732,435	+ 12.6%
Percent of Original List Price Received*	93.5%	98.9%	+ 5.8%	93.7%	97.9%	+ 4.5%
Days on Market Until Sale	127	17	- 86.6%	106	70	- 34.0%
Inventory of Homes for Sale	60	24	- 60.0%	--	--	--

* 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

