

Local Market Update – August 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	39	29	- 25.6%	211	236	+ 11.8%
Closed Sales	43	22	- 48.8%	151	197	+ 30.5%
Median Sales Price*	\$1,325,000	\$1,517,500	+ 14.5%	\$1,134,500	\$1,700,000	+ 49.8%
Average Sales Price*	\$1,448,335	\$1,649,102	+ 13.9%	\$1,372,371	\$1,988,499	+ 44.9%
Percent of Original List Price Received*	92.7%	96.2%	+ 3.8%	91.9%	97.1%	+ 5.7%
Days on Market Until Sale	146	22	- 84.9%	119	30	- 74.8%
Inventory of Homes for Sale	73	37	- 49.3%	--	--	--

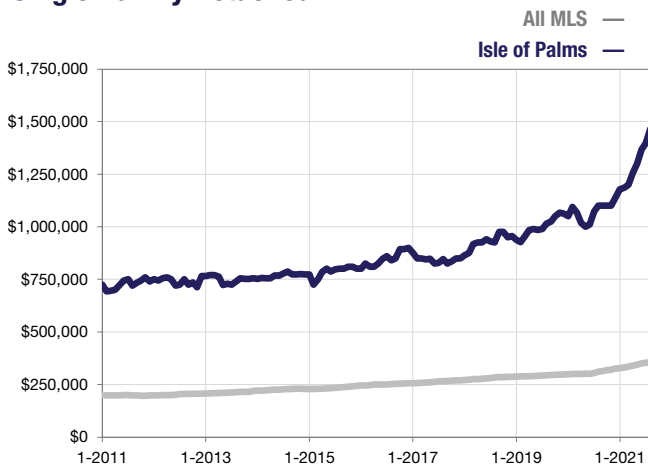
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	13	7	- 46.2%	111	88	- 20.7%
Closed Sales	18	4	- 77.8%	85	84	- 1.2%
Median Sales Price*	\$569,000	\$924,750	+ 62.5%	\$585,000	\$718,000	+ 22.7%
Average Sales Price*	\$625,806	\$979,875	+ 56.6%	\$645,087	\$744,217	+ 15.4%
Percent of Original List Price Received*	93.7%	100.0%	+ 6.7%	93.7%	98.0%	+ 4.6%
Days on Market Until Sale	95	177	+ 86.3%	104	75	- 27.9%
Inventory of Homes for Sale	55	25	- 54.5%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

