

# Local Market Update – September 2021

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	27	20	- 25.9%	238	256	+ 7.6%
Closed Sales	44	18	- 59.1%	195	215	+ 10.3%
Median Sales Price*	\$1,142,500	<b>\$1,387,500</b>	+ 21.4%	\$1,134,500	<b>\$1,650,500</b>	+ 45.5%
Average Sales Price*	\$1,321,309	<b>\$1,730,861</b>	+ 31.0%	\$1,360,849	<b>\$1,966,828</b>	+ 44.5%
Percent of Original List Price Received*	94.6%	<b>100.5%</b>	+ 6.2%	92.5%	<b>97.4%</b>	+ 5.3%
Days on Market Until Sale	72	12	- 83.3%	109	29	- 73.4%
Inventory of Homes for Sale	58	34	- 41.4%	--	--	--

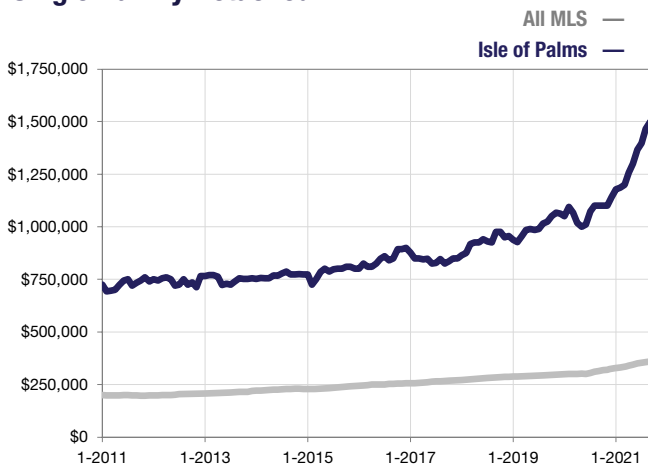
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	14	8	- 42.9%	125	96	- 23.2%
Closed Sales	18	11	- 38.9%	103	95	- 7.8%
Median Sales Price*	\$545,000	<b>\$820,000</b>	+ 50.5%	\$574,000	<b>\$725,000</b>	+ 26.3%
Average Sales Price*	\$670,501	<b>\$884,591</b>	+ 31.9%	\$649,529	<b>\$760,471</b>	+ 17.1%
Percent of Original List Price Received*	95.7%	<b>96.9%</b>	+ 1.3%	94.0%	<b>97.9%</b>	+ 4.1%
Days on Market Until Sale	132	25	- 81.1%	109	69	- 36.7%
Inventory of Homes for Sale	49	20	- 59.2%	--	--	--

\* 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

