Local Market Update – October 2021

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

CHS
REGIONAL
MLS
we open the door to your market

Isle of Palms

Areas 44 & 45

Single-Family Detached

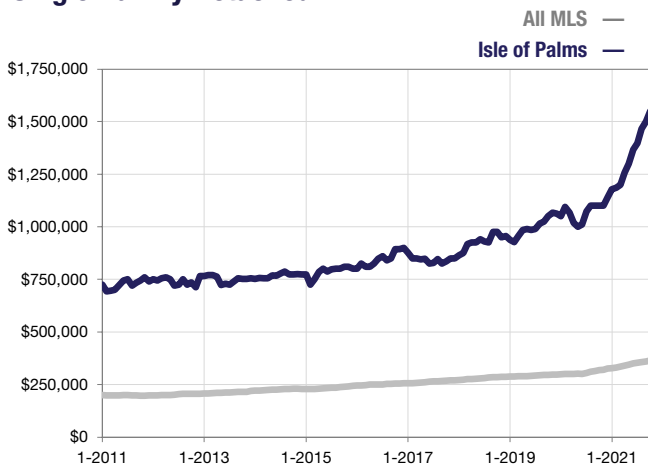| Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	31	22	- 29.0%	269	278	+ 3.3%
Closed Sales	34	15	- 55.9%	229	230	+ 0.4%
Median Sales Price*	$1,115,063	$1,300,000	+ 16.6%	$1,134,500	$1,635,000	+ 44.1%
Average Sales Price*	$1,275,832	$2,074,000	+ 62.6%	$1,348,226	$1,973,848	+ 46.4%
Percent of Original List Price Received*	94.5%	97.5%	+ 3.2%	92.8%	97.4%	+ 5.0%
Days on Market Until Sale	94	40	- 57.4%	106	30	- 71.7%
Inventory of Homes for Sale	52	34	- 34.6%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	8	4	- 50.0%	133	100	- 24.8%
Closed Sales	14	5	- 64.3%	117	100	- 14.5%
Median Sales Price*	$625,000	$801,500	+ 28.2%	$585,000	$725,000	+ 23.9%
Average Sales Price*	$687,286	$833,300	+ 21.2%	$654,047	$764,113	+ 16.8%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.8%	94.3%	97.8%	+ 3.7%
Days on Market Until Sale	50	51	+ 2.0%	101	68	- 32.7%
Inventory of Homes for Sale	41	15	- 63.4%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached

All MLS —
Isle of Palms —

Townhouse-Condo Attached

All MLS —
Isle of Palms —