

Local Market Update – December 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	18	9	- 50.0%	308	307	- 0.3%
Closed Sales	22	20	- 9.1%	286	270	- 5.6%
Median Sales Price*	\$1,269,500	\$2,060,000	+ 62.3%	\$1,140,000	\$1,650,000	+ 44.7%
Average Sales Price*	\$1,682,295	\$2,403,150	+ 42.8%	\$1,393,081	\$1,997,679	+ 43.4%
Percent of Original List Price Received*	94.1%	98.0%	+ 4.1%	93.3%	97.5%	+ 4.5%
Days on Market Until Sale	79	21	- 73.4%	106	29	- 72.6%
Inventory of Homes for Sale	43	18	- 58.1%	--	--	--

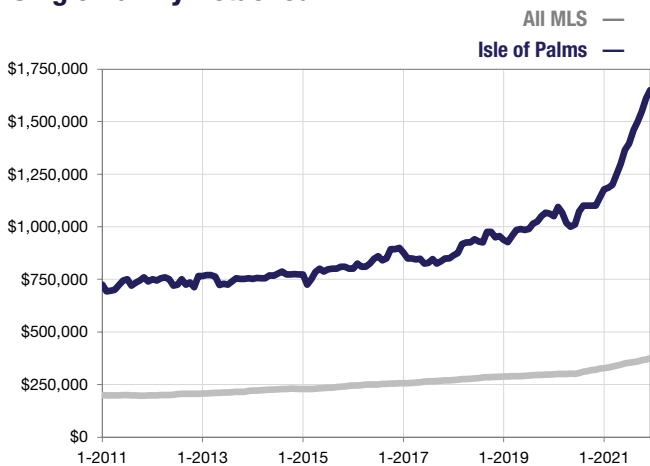
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	144	109	- 24.3%
Closed Sales	12	8	- 33.3%	144	114	- 20.8%
Median Sales Price*	\$596,250	\$751,950	+ 26.1%	\$596,250	\$727,500	+ 22.0%
Average Sales Price*	\$671,625	\$995,488	+ 48.2%	\$664,813	\$783,993	+ 17.9%
Percent of Original List Price Received*	95.0%	95.9%	+ 0.9%	94.4%	97.6%	+ 3.4%
Days on Market Until Sale	116	183	+ 57.8%	105	77	- 26.7%
Inventory of Homes for Sale	27	8	- 70.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

