

Local Market Update – January 2023

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	18	8	- 55.6%	18	8	- 55.6%
Closed Sales	14	6	- 57.1%	14	6	- 57.1%
Median Sales Price*	\$1,282,500	\$2,045,000	+ 59.5%	\$1,282,500	\$2,045,000	+ 59.5%
Average Sales Price*	\$1,359,807	\$2,665,000	+ 96.0%	\$1,359,807	\$2,665,000	+ 96.0%
Percent of Original List Price Received*	97.3%	91.3%	- 6.2%	97.3%	91.3%	- 6.2%
Days on Market Until Sale	25	75	+ 200.0%	25	75	+ 200.0%
Inventory of Homes for Sale	20	33	+ 65.0%	--	--	--

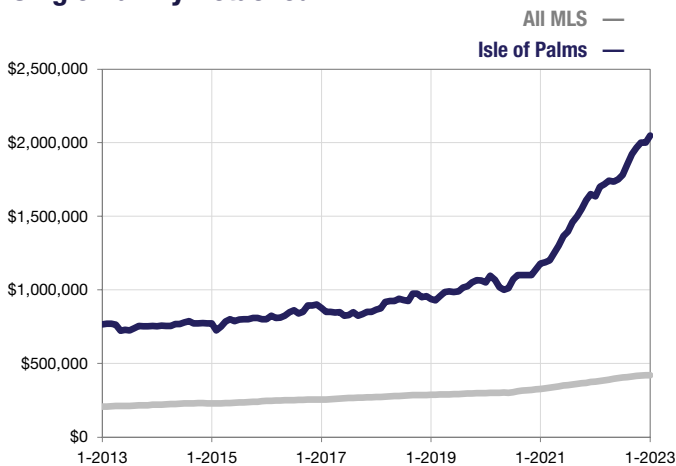
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$1,237,500	\$585,000	- 52.7%	\$1,237,500	\$585,000	- 52.7%
Average Sales Price*	\$1,237,500	\$568,000	- 54.1%	\$1,237,500	\$568,000	- 54.1%
Percent of Original List Price Received*	95.0%	99.4%	+ 4.6%	95.0%	99.4%	+ 4.6%
Days on Market Until Sale	30	1	- 96.7%	30	1	- 96.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--

* 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

