

# Local Market Update – April 2023

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	23	15	- 34.8%	87	54	- 37.9%
Closed Sales	21	15	- 28.6%	67	38	- 43.3%
Median Sales Price*	\$1,875,000	<b>\$2,600,000</b>	+ 38.7%	\$1,750,000	<b>\$2,042,500</b>	+ 16.7%
Average Sales Price*	\$2,328,675	<b>\$3,094,000</b>	+ 32.9%	\$2,119,936	<b>\$2,680,842</b>	+ 26.5%
Percent of Original List Price Received*	99.5%	<b>93.6%</b>	- 5.9%	98.3%	<b>91.9%</b>	- 6.5%
Days on Market Until Sale	18	52	+ 188.9%	21	69	+ 228.6%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--

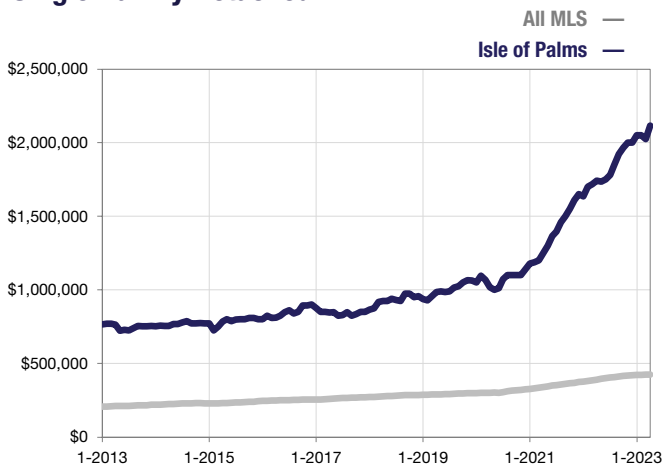
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	12	16	+ 33.3%	45	44	- 2.2%
Closed Sales	9	7	- 22.2%	31	26	- 16.1%
Median Sales Price*	\$902,000	<b>\$901,000</b>	- 0.1%	\$851,000	<b>\$915,000</b>	+ 7.5%
Average Sales Price*	\$1,010,167	<b>\$1,089,857</b>	+ 7.9%	\$948,303	<b>\$1,121,000</b>	+ 18.2%
Percent of Original List Price Received*	104.0%	<b>99.3%</b>	- 4.5%	98.8%	<b>97.0%</b>	- 1.8%
Days on Market Until Sale	15	19	+ 26.7%	51	31	- 39.2%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

