

Local Market Update – August 2023

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	18	33	+ 83.3%	174	139	- 20.1%
Closed Sales	12	10	- 16.7%	125	83	- 33.6%
Median Sales Price*	\$2,097,500	\$3,050,050	+ 45.4%	\$2,000,000	\$2,000,000	0.0%
Average Sales Price*	\$2,128,333	\$2,736,010	+ 28.6%	\$2,301,232	\$2,685,327	+ 16.7%
Percent of Original List Price Received*	89.7%	91.4%	+ 1.9%	97.0%	92.7%	- 4.4%
Days on Market Until Sale	25	134	+ 436.0%	25	72	+ 188.0%
Inventory of Homes for Sale	55	52	- 5.5%	--	--	--

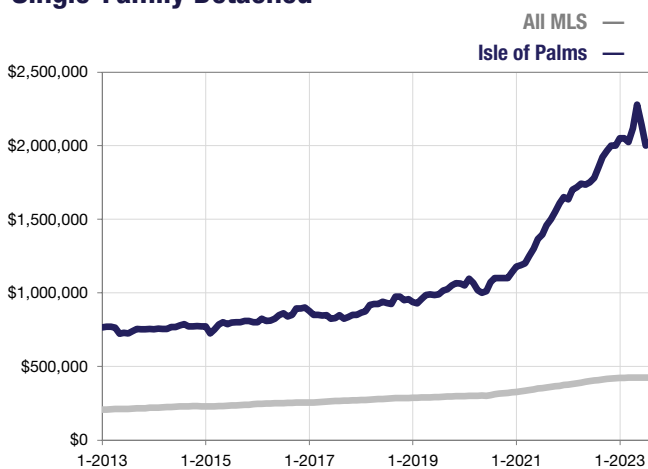
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	11	10	- 9.1%	98	82	- 16.3%
Closed Sales	12	5	- 58.3%	67	62	- 7.5%
Median Sales Price*	\$1,004,500	\$1,029,000	+ 2.4%	\$880,000	\$890,000	+ 1.1%
Average Sales Price*	\$959,917	\$981,800	+ 2.3%	\$979,640	\$1,059,573	+ 8.2%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	98.8%	96.9%	- 1.9%
Days on Market Until Sale	7	7	0.0%	29	27	- 6.9%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--

* 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

