

Local Market Update – December 2023

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

Isle of Palms

Areas 44 & 45

Single-Family Detached	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	6	+ 100.0%	218	193	- 11.5%
Closed Sales	9	5	- 44.4%	161	124	- 23.0%
Median Sales Price*	\$2,275,000	\$1,830,000	- 19.6%	\$2,000,000	\$2,175,000	+ 8.7%
Average Sales Price*	\$2,372,778	\$1,811,000	- 23.7%	\$2,358,988	\$2,657,146	+ 12.6%
Percent of Original List Price Received*	89.6%	83.6%	- 6.7%	96.2%	92.3%	- 4.1%
Days on Market Until Sale	72	76	+ 5.6%	32	68	+ 112.5%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--

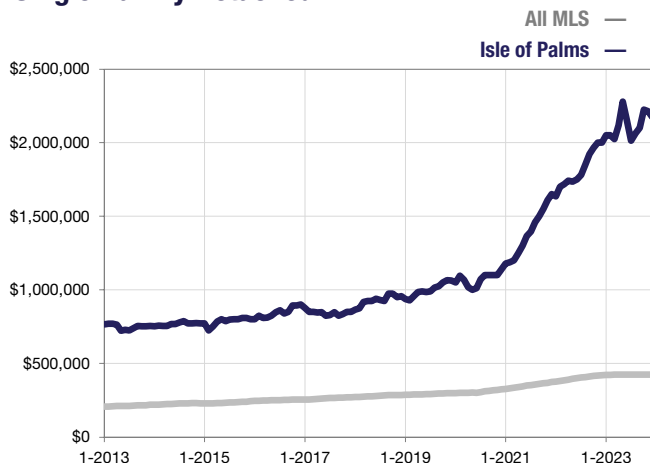
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	7	+ 40.0%	115	118	+ 2.6%
Closed Sales	6	1	- 83.3%	98	81	- 17.3%
Median Sales Price*	\$695,000	\$2,000,000	+ 187.8%	\$841,750	\$920,000	+ 9.3%
Average Sales Price*	\$874,833	\$2,000,000	+ 128.6%	\$974,407	\$1,136,426	+ 16.6%
Percent of Original List Price Received*	94.2%	95.2%	+ 1.1%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	50	3	- 94.0%	38	34	- 10.5%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

