

Local Market Update – March 2024

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	18	18	0.0%	39	56	+ 43.6%
Closed Sales	10	15	+ 50.0%	23	26	+ 13.0%
Median Sales Price*	\$2,450,000	\$2,044,000	- 16.6%	\$1,890,000	\$1,790,000	- 5.3%
Average Sales Price*	\$2,802,000	\$2,117,667	- 24.4%	\$2,411,391	\$1,980,385	- 17.9%
Percent of Original List Price Received*	90.4%	92.6%	+ 2.4%	90.7%	92.6%	+ 2.1%
Days on Market Until Sale	75	43	- 42.7%	80	39	- 51.3%
Inventory of Homes for Sale	35	44	+ 25.7%	--	--	--

* 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.

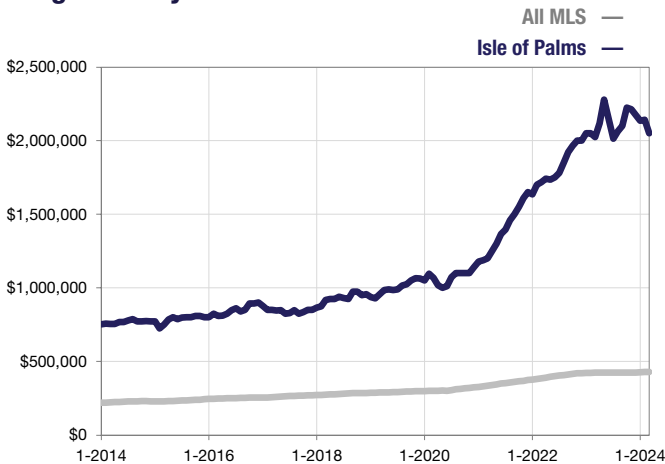
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	14	16	+ 14.3%	28	37	+ 32.1%
Closed Sales	12	7	- 41.7%	19	19	0.0%
Median Sales Price*	\$1,037,500	\$1,150,000	+ 10.8%	\$1,000,000	\$1,030,000	+ 3.0%
Average Sales Price*	\$1,165,667	\$978,286	- 16.1%	\$1,132,474	\$976,632	- 13.8%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	96.1%	96.9%	+ 0.8%
Days on Market Until Sale	46	60	+ 30.4%	35	46	+ 31.4%
Inventory of Homes for Sale	12	28	+ 133.3%	--	--	--

* 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

