

Local Market Update – November 2021

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	21	20	- 4.8%	290	298	+ 2.8%
Closed Sales	35	19	- 45.7%	264	249	- 5.7%
Median Sales Price*	\$1,126,000	\$1,610,000	+ 43.0%	\$1,130,250	\$1,625,000	+ 43.8%
Average Sales Price*	\$1,504,763	\$1,931,654	+ 28.4%	\$1,368,979	\$1,970,616	+ 43.9%
Percent of Original List Price Received*	95.9%	97.6%	+ 1.8%	93.2%	97.4%	+ 4.5%
Days on Market Until Sale	117	27	- 76.9%	108	29	- 73.1%
Inventory of Homes for Sale	49	31	- 36.7%	--	--	--

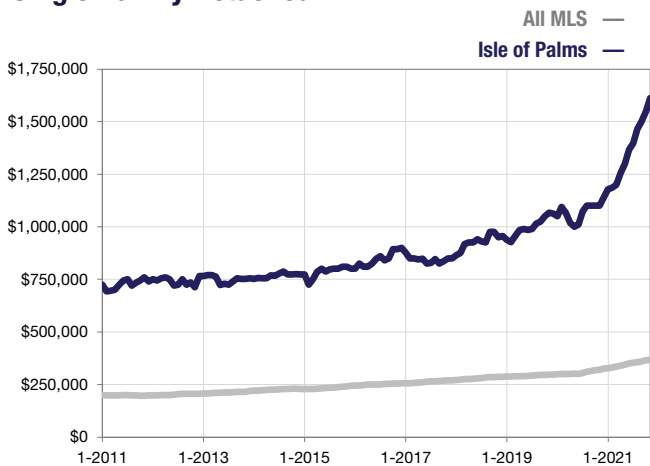
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	139	105	- 24.5%
Closed Sales	15	5	- 66.7%	132	106	- 19.7%
Median Sales Price*	\$623,000	\$730,000	+ 17.2%	\$595,000	\$727,500	+ 22.3%
Average Sales Price*	\$743,340	\$640,000	- 13.9%	\$664,194	\$768,031	+ 15.6%
Percent of Original List Price Received*	94.5%	96.0%	+ 1.6%	94.3%	97.8%	+ 3.7%
Days on Market Until Sale	119	100	- 16.0%	103	69	- 33.0%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--

* 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

