# Local Market Update – September 2026

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

# Isle of Palms

Areas 44 & 45

## Single-Family Detached

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **2025** | **2026** | Percent Change |
| New Listings | 35 | **15** | - 57.1% | 186 | **169** | - 9.1% |
| Closed Sales | 12 | **10** | - 16.7% | 94 | **95** | + 1.1% |
| Median Sales Price* | $2,055,000 | **$2,185,750** | + 6.4% | $2,735,000 | **$2,352,500** | - 14.0% |
| Average Sales Price* | $2,428,333 | **$3,570,150** | + 47.0% | $3,029,724 | **$3,281,721** | + 8.3% |
| Percent of Original List Price Received* | 92.1% | **90.5%** | - 1.7% | 93.7% | **92.9%** | - 0.9% |
| Days on Market Until Sale | 68 | **71** | + 4.4% | 57 | **72** | + 26.3% |
| Inventory of Homes for Sale | 60 | **57** | - 5.0% | -- | **--** | -- |

* 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.

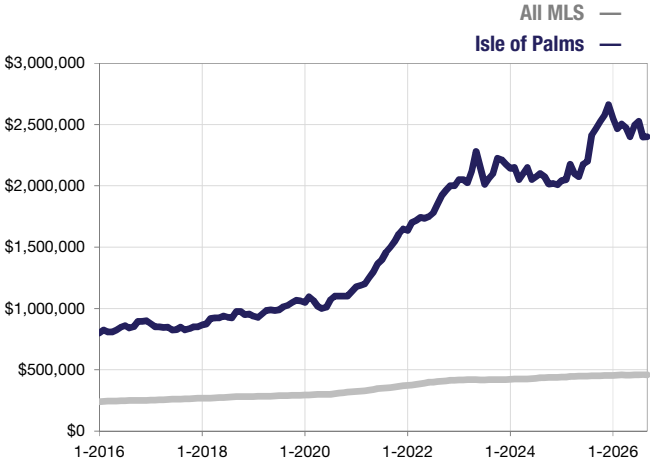
## Townhouse-Condo Attached

| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **2025** | **2026** | Percent Change |
| New Listings | 9 | **11** | + 22.2% | 90 | **79** | - 12.2% |
| Closed Sales | 2 | **5** | + 150.0% | 59 | **66** | + 11.9% |
| Median Sales Price* | $1,500,000 | **$650,000** | - 56.7% | $835,000 | **$1,037,500** | + 24.3% |
| Average Sales Price* | $1,500,000 | **$1,022,700** | - 31.8% | $1,066,098 | **$1,129,894** | + 6.0% |
| Percent of Original List Price Received* | 94.3% | **93.8%** | - 0.5% | 95.0% | **94.4%** | - 0.6% |
| Days on Market Until Sale | 111 | **90** | - 18.9% | 55 | **66** | + 20.0% |
| Inventory of Homes for Sale | 29 | **22** | - 24.1% | -- | **--** | -- |

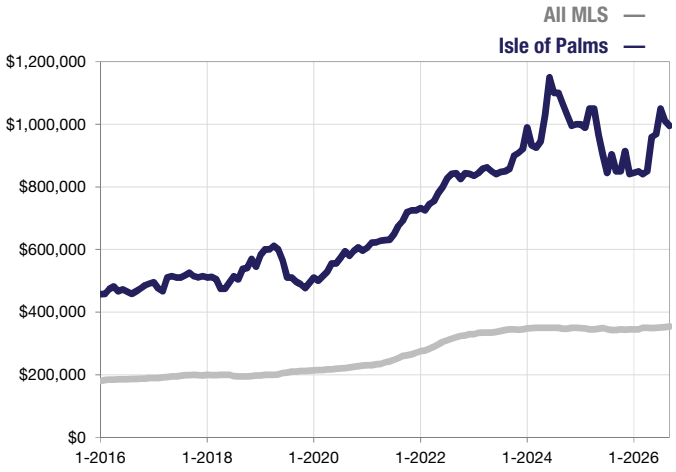
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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached




### Townhouse-Condo Attached




Current as of October 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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