Local Market Update – October 2026

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

Isle of Palms

Areas 44 & 45

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	24	**21**	- 12.5%	210	**191**	- 9.0%
Closed Sales	15	**20**	+ 33.3%	109	**115**	+ 5.5%
Median Sales Price*	$2,600,000	**$2,480,000**	- 4.6%	$2,700,000	**$2,400,000**	- 11.1%
Average Sales Price*	$3,057,008	**$2,870,600**	- 6.1%	$3,033,479	**$3,210,222**	+ 5.8%
Percent of Original List Price Received*	92.8%	**94.9%**	+ 2.3%	93.6%	**93.3%**	- 0.3%
Days on Market Until Sale	66	**41**	- 37.9%	58	**66**	+ 13.8%
Inventory of Homes for Sale	64	**53**	- 17.2%	--	**--**	--

* 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.

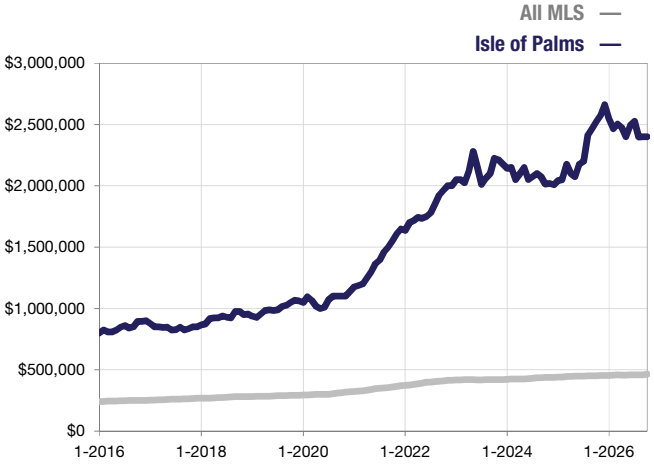
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	6	**8**	+ 33.3%	96	**88**	- 8.3%
Closed Sales	7	**4**	- 42.9%	66	**71**	+ 7.6%
Median Sales Price*	$1,060,000	**$1,865,600**	+ 76.0%	$840,000	**$1,060,000**	+ 26.2%
Average Sales Price*	$1,040,357	**$1,874,300**	+ 80.2%	$1,063,368	**$1,164,073**	+ 9.5%
Percent of Original List Price Received*	93.0%	**98.3%**	+ 5.7%	94.8%	**94.7%**	- 0.1%
Days on Market Until Sale	87	**15**	- 82.8%	58	**62**	+ 6.9%
Inventory of Homes for Sale	21	**20**	- 4.8%	--	**--**	--

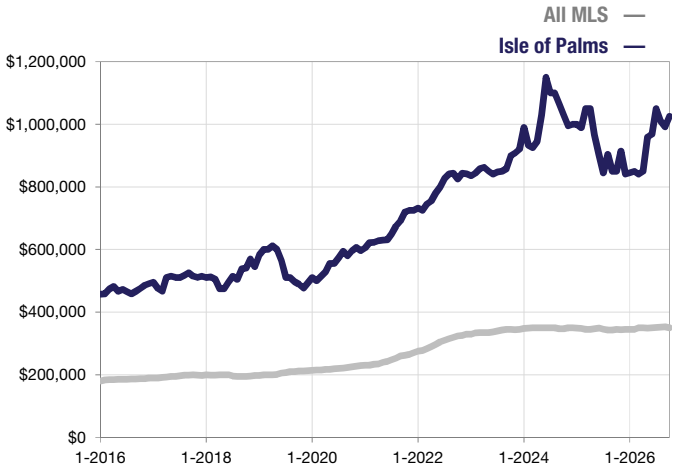
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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