

Local Market Update – July 2026

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	20	15	- 25.0%	138	142	+ 2.9%
Closed Sales	11	9	- 18.2%	61	78	+ 27.9%
Median Sales Price*	\$1,919,750	\$2,425,000	+ 26.3%	\$2,525,000	\$2,351,250	- 6.9%
Average Sales Price*	\$2,453,705	\$4,240,222	+ 72.8%	\$3,012,156	\$3,222,667	+ 7.0%
Percent of Original List Price Received*	92.5%	96.8%	+ 4.6%	94.9%	93.5%	- 1.5%
Days on Market Until Sale	49	60	+ 22.4%	50	68	+ 36.0%
Inventory of Homes for Sale	59	67	+ 13.6%	--	--	--

* 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.

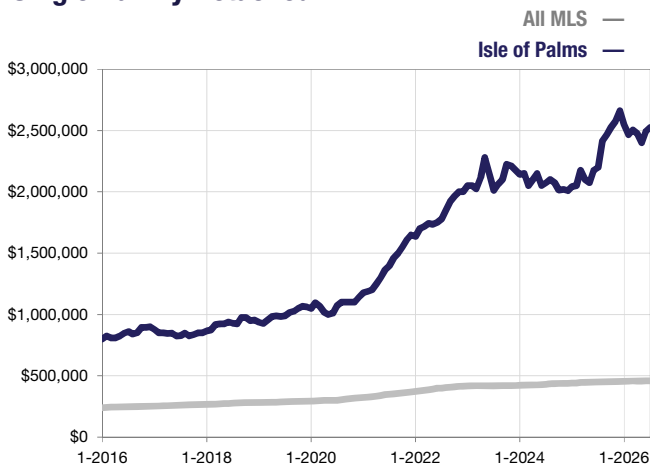
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	6	0.0%	75	62	- 17.3%
Closed Sales	4	3	- 25.0%	54	56	+ 3.7%
Median Sales Price*	\$685,000	\$1,290,000	+ 88.3%	\$825,000	\$1,055,000	+ 27.9%
Average Sales Price*	\$680,000	\$1,486,667	+ 118.6%	\$1,016,046	\$1,142,777	+ 12.5%
Percent of Original List Price Received*	94.8%	97.1%	+ 2.4%	94.9%	94.1%	- 0.8%
Days on Market Until Sale	58	18	- 69.0%	55	66	+ 20.0%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--

* 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

