

Local Market Update – August 2026

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	13	12	- 7.7%	151	154	+ 2.0%
Closed Sales	21	7	- 66.7%	82	85	+ 3.7%
Median Sales Price*	\$3,000,000	\$2,425,000	- 19.2%	\$2,800,000	\$2,352,500	- 16.0%
Average Sales Price*	\$3,424,410	\$3,527,714	+ 3.0%	\$3,117,733	\$3,247,788	+ 4.2%
Percent of Original List Price Received*	90.8%	89.8%	- 1.1%	93.9%	93.2%	- 0.7%
Days on Market Until Sale	72	115	+ 59.7%	56	72	+ 28.6%
Inventory of Homes for Sale	50	63	+ 26.0%	--	--	--

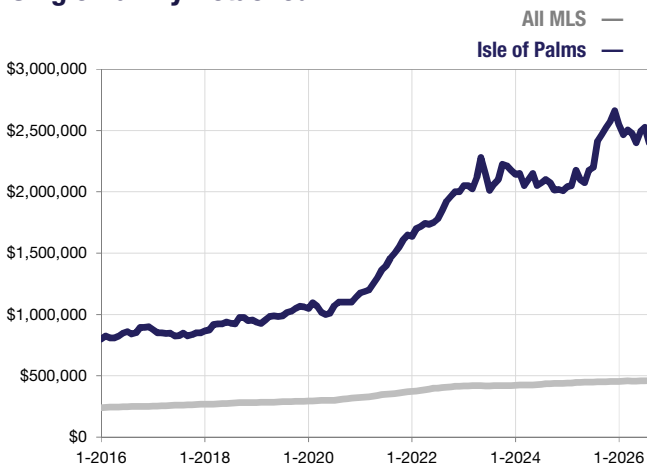
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	6	0.0%	81	68	- 16.0%
Closed Sales	3	5	+ 66.7%	57	61	+ 7.0%
Median Sales Price*	\$1,751,000	\$995,000	- 43.2%	\$825,000	\$1,050,000	+ 27.3%
Average Sales Price*	\$1,677,753	\$1,092,800	- 34.9%	\$1,050,873	\$1,138,680	+ 8.4%
Percent of Original List Price Received*	97.8%	98.0%	+ 0.2%	95.1%	94.5%	- 0.6%
Days on Market Until Sale	3	35	+ 1,066.7%	53	64	+ 20.8%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--

* 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

