

Local Market Update – April 2025

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



Isle of Palms

Areas 44 & 45

| Single-Family Detached | April | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 23 | 27 | + 17.4% | 79 | 85 | + 7.6% |
| Closed Sales | 11 | 6 | - 45.5% | 36 | 30 | - 16.7% |
| Median Sales Price* | \$2,800,000 | \$2,300,000 | - 17.9% | \$2,032,000 | \$3,125,000 | + 53.8% |
| Average Sales Price* | \$2,792,273 | \$4,249,167 | + 52.2% | \$2,239,028 | \$3,303,775 | + 47.6% |
| Percent of Original List Price Received* | 92.8% | 100.9% | + 8.7% | 92.7% | 97.3% | + 5.0% |
| Days on Market Until Sale | 49 | 43 | - 12.2% | 43 | 57 | + 32.6% |
| Inventory of Homes for Sale | 48 | 67 | + 39.6% | -- | -- | -- |

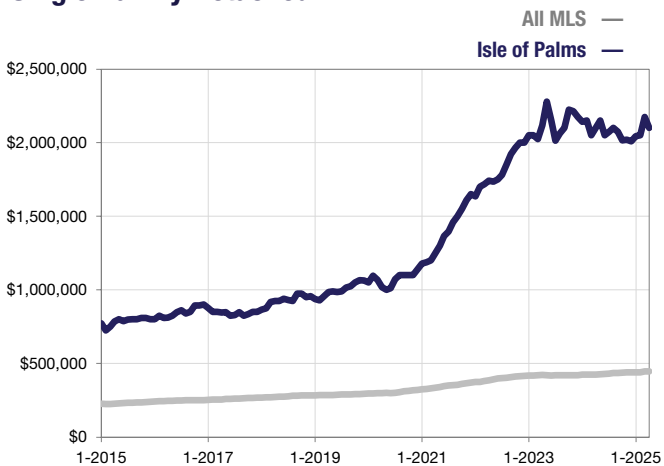
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | April | | | Year to Date | | |
|--|-------------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 18 | 7 | - 61.1% | 55 | 56 | + 1.8% |
| Closed Sales | 13 | 9 | - 30.8% | 32 | 37 | + 15.6% |
| Median Sales Price* | \$944,775 | \$790,000 | - 16.4% | \$967,500 | \$987,500 | + 2.1% |
| Average Sales Price* | \$1,203,598 | \$850,889 | - 29.3% | \$1,068,837 | \$1,102,554 | + 3.2% |
| Percent of Original List Price Received* | 96.8% | 95.7% | - 1.1% | 96.9% | 94.4% | - 2.6% |
| Days on Market Until Sale | 34 | 24 | - 29.4% | 41 | 60 | + 46.3% |
| Inventory of Homes for Sale | 26 | 27 | + 3.8% | -- | -- | -- |

* 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

