

Local Market Update – March 2025

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	18	27	+ 50.0%	56	58	+ 3.6%
Closed Sales	15	12	- 20.0%	25	24	- 4.0%
Median Sales Price*	\$2,044,000	\$2,612,500	+ 27.8%	\$1,830,000	\$3,150,000	+ 72.1%
Average Sales Price*	\$2,117,667	\$3,033,333	+ 43.2%	\$1,995,600	\$3,067,427	+ 53.7%
Percent of Original List Price Received*	92.6%	95.9%	+ 3.6%	92.6%	96.4%	+ 4.1%
Days on Market Until Sale	43	84	+ 95.3%	40	61	+ 52.5%
Inventory of Homes for Sale	46	56	+ 21.7%	--	--	--

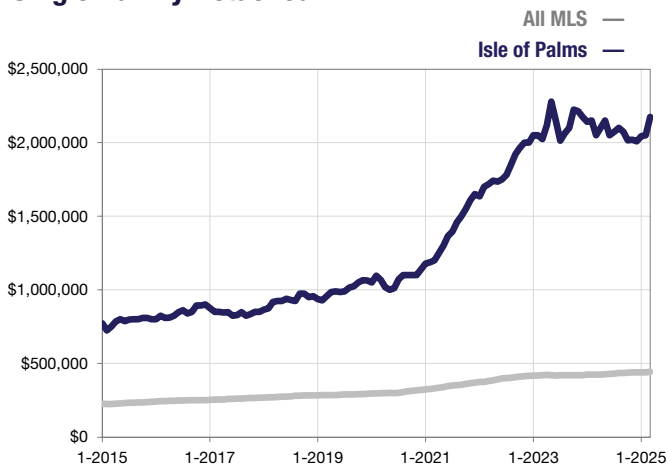
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	16	17	+ 6.3%	37	49	+ 32.4%
Closed Sales	7	13	+ 85.7%	19	28	+ 47.4%
Median Sales Price*	\$1,150,000	\$1,575,000	+ 37.0%	\$1,030,000	\$1,192,500	+ 15.8%
Average Sales Price*	\$978,286	\$1,444,308	+ 47.6%	\$976,632	\$1,183,446	+ 21.2%
Percent of Original List Price Received*	95.5%	93.5%	- 2.1%	96.9%	93.9%	- 3.1%
Days on Market Until Sale	60	61	+ 1.7%	46	72	+ 56.5%
Inventory of Homes for Sale	28	28	0.0%	--	--	--

* 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

