

Local Market Update – February 2024

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

Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	13	22	+ 69.2%	21	38	+ 81.0%
Closed Sales	7	8	+ 14.3%	13	11	- 15.4%
Median Sales Price*	\$1,300,000	\$1,250,000	- 3.8%	\$1,775,000	\$1,600,000	- 9.9%
Average Sales Price*	\$1,636,000	\$1,800,000	+ 10.0%	\$2,110,923	\$1,793,182	- 15.1%
Percent of Original List Price Received*	90.7%	90.5%	- 0.2%	91.0%	92.6%	+ 1.8%
Days on Market Until Sale	92	43	- 53.3%	84	34	- 59.5%
Inventory of Homes for Sale	34	44	+ 29.4%	--	--	--

* 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.

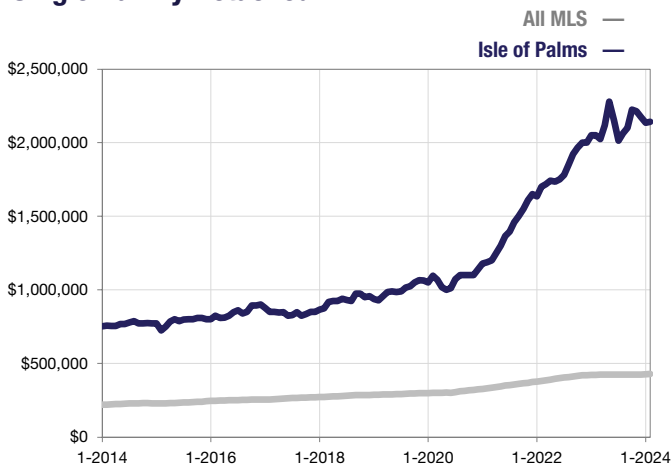
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	11	8	- 27.3%	14	21	+ 50.0%
Closed Sales	4	5	+ 25.0%	7	12	+ 71.4%
Median Sales Price*	\$1,377,500	\$810,000	- 41.2%	\$770,000	\$1,010,000	+ 31.2%
Average Sales Price*	\$1,456,250	\$927,400	- 36.3%	\$1,075,571	\$975,667	- 9.3%
Percent of Original List Price Received*	93.6%	97.7%	+ 4.4%	96.1%	97.7%	+ 1.7%
Days on Market Until Sale	27	73	+ 170.4%	16	38	+ 137.5%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

