

Local Market Update – March 2026

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	27	23	- 14.8%	59	58	- 1.7%
Closed Sales	12	8	- 33.3%	24	29	+ 20.8%
Median Sales Price*	\$2,612,500	\$3,450,000	+ 32.1%	\$3,150,000	\$2,195,000	- 30.3%
Average Sales Price*	\$3,033,333	\$3,488,750	+ 15.0%	\$3,067,427	\$2,821,345	- 8.0%
Percent of Original List Price Received*	95.9%	95.6%	- 0.3%	96.4%	93.2%	- 3.3%
Days on Market Until Sale	84	16	- 81.0%	61	55	- 9.8%
Inventory of Homes for Sale	57	48	- 15.8%	--	--	--

* 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.

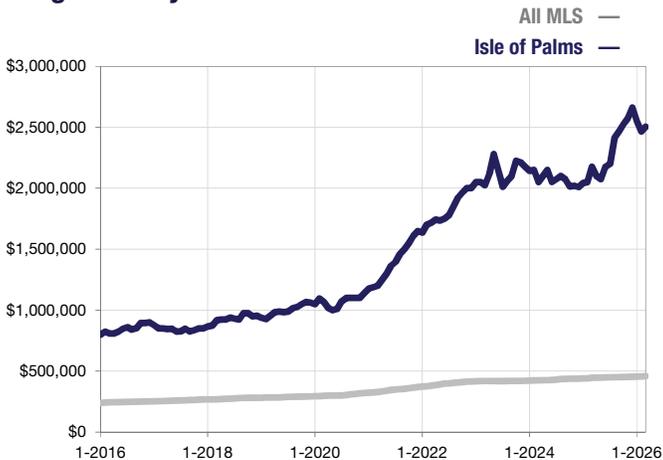
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	15	- 11.8%	49	38	- 22.4%
Closed Sales	13	11	- 15.4%	28	20	- 28.6%
Median Sales Price*	\$1,575,000	\$875,000	- 44.4%	\$1,192,500	\$921,750	- 22.7%
Average Sales Price*	\$1,444,308	\$1,011,364	- 30.0%	\$1,183,446	\$976,375	- 17.5%
Percent of Original List Price Received*	93.5%	96.0%	+ 2.7%	93.9%	96.3%	+ 2.6%
Days on Market Until Sale	61	19	- 68.9%	72	21	- 70.8%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

