

Local Market Update – February 2026

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		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	19	+ 5.6%	32	35	+ 9.4%
Closed Sales	4	13	+ 225.0%	12	21	+ 75.0%
Median Sales Price*	\$3,685,000	\$2,100,000	- 43.0%	\$3,425,000	\$2,100,000	- 38.7%
Average Sales Price*	\$3,447,500	\$2,456,462	- 28.7%	\$3,101,521	\$2,567,095	- 17.2%
Percent of Original List Price Received*	98.7%	90.8%	- 8.0%	96.9%	92.3%	- 4.7%
Days on Market Until Sale	28	87	+ 210.7%	37	70	+ 89.2%
Inventory of Homes for Sale	46	51	+ 10.9%	--	--	--

* 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.

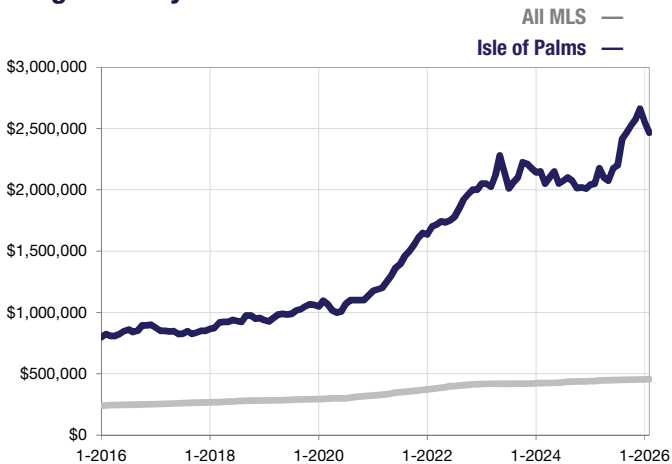
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	10	- 44.4%	32	23	- 28.1%
Closed Sales	10	3	- 70.0%	15	9	- 40.0%
Median Sales Price*	\$810,000	\$849,000	+ 4.8%	\$820,000	\$968,500	+ 18.1%
Average Sales Price*	\$905,750	\$856,333	- 5.5%	\$957,367	\$933,611	- 2.5%
Percent of Original List Price Received*	93.6%	99.3%	+ 6.1%	94.3%	96.7%	+ 2.5%
Days on Market Until Sale	95	3	- 96.8%	82	25	- 69.5%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--

* 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

