

Isle of Palms 29451

ZIP code · SC · South Carolina > Charleston County > Isle of Palms

STRONG SELLER'S MARKET

\$1.8M

MEDIAN SALE PRICE

+24.9%

1-YR CHANGE

253

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

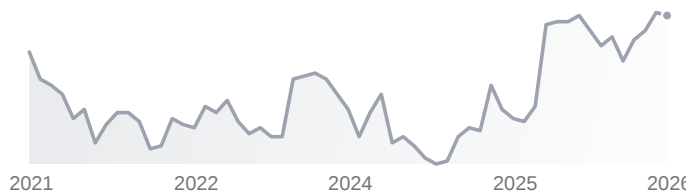
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

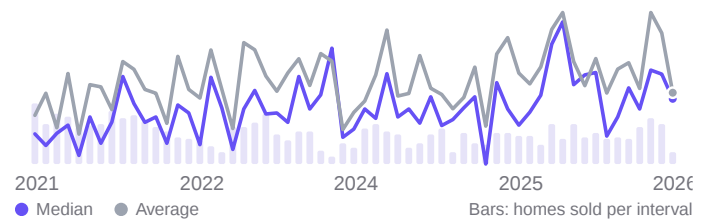
Market temperature (0–100)

84 / 100



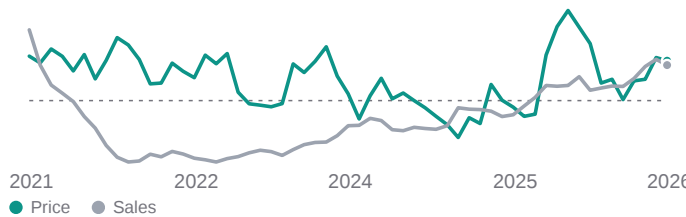
Sale prices

Median \$1.6M · Average \$1.7M



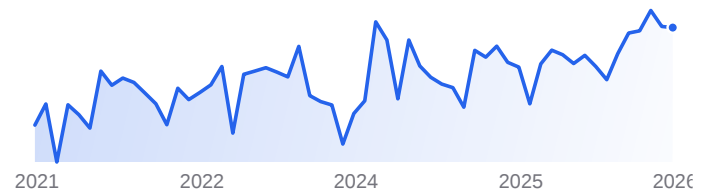
Growth (year over year)

Price +24.9% · Sales +22.2%



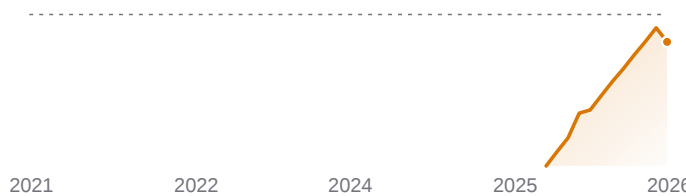
Price per square foot

\$988/ft²



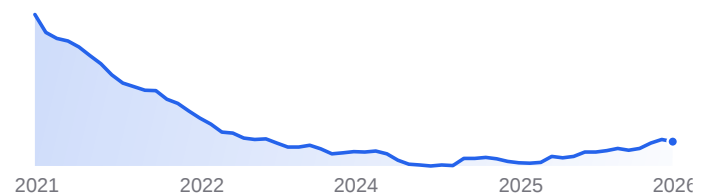
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

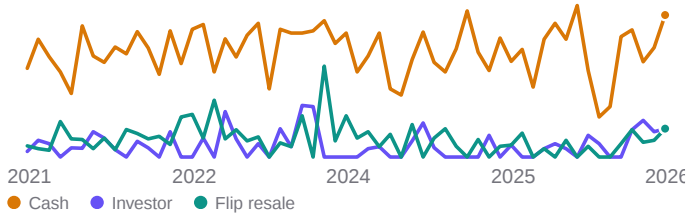
5.5%



BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 13%



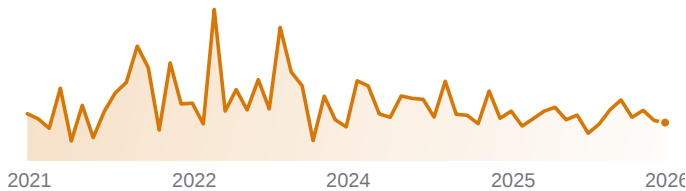
Sellers who sold at a gain

100%

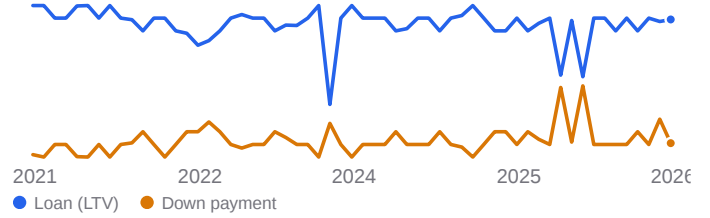


Median annualized return at resale

+7.6%

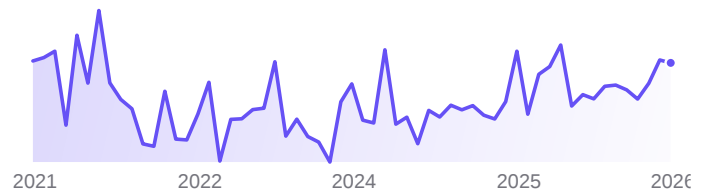


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



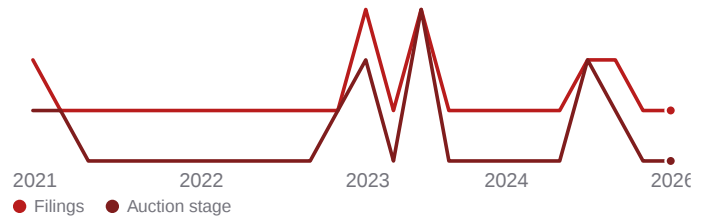
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,578
Median value (AVM)	\$1.9M
Median size	2,045 ft²
Median bedrooms	3
Median year built	1986
Single family	72%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.8%
Owner occupied	39%
Company owned	39%
Median loan-to-value	21%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	5,565
Density	443 / mi²
Median household income	\$158K
Average household income	\$228K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	291
Homes occupied	55%
Bachelor's or higher	31%
Poverty rate	3.5%
Unemployment	1.0%
Average temp	65°F
Annual precip	50 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.