

Local Market Update – March 2017

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	41	40	- 2.4%	83	84	+ 1.2%
Closed Sales	15	23	+ 53.3%	28	54	+ 92.9%
Median Sales Price*	\$825,000	\$830,000	+ 0.6%	\$866,328	\$800,000	- 7.7%
Average Sales Price*	\$1,068,610	\$1,031,804	- 3.4%	\$1,430,898	\$968,380	- 32.3%
Percent of Original List Price Received*	89.7%	93.8%	+ 4.6%	89.5%	90.8%	+ 1.5%
Days on Market Until Sale	116	105	- 9.5%	176	149	- 15.3%
Inventory of Homes for Sale	149	120	- 19.5%	--	--	--

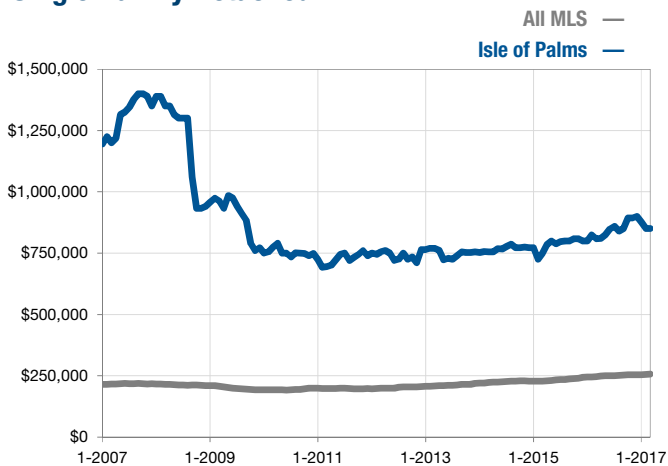
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	20	18	- 10.0%	52	42	- 19.2%
Closed Sales	7	12	+ 71.4%	20	21	+ 5.0%
Median Sales Price*	\$660,000	\$570,000	- 13.6%	\$587,250	\$529,000	- 9.9%
Average Sales Price*	\$595,321	\$521,161	- 12.5%	\$572,063	\$534,116	- 6.6%
Percent of Original List Price Received*	90.6%	94.5%	+ 4.3%	92.4%	94.2%	+ 1.9%
Days on Market Until Sale	155	146	- 5.8%	139	149	+ 7.2%
Inventory of Homes for Sale	99	76	- 23.2%	--	--	--

* 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

