

Local Market Update – September 2017

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	September			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	217	221	+ 1.8%
Closed Sales	12	13	+ 8.3%	130	158	+ 21.5%
Median Sales Price*	\$992,500	\$715,000	- 28.0%	\$908,828	\$822,500	- 9.5%
Average Sales Price*	\$1,075,167	\$848,296	- 21.1%	\$1,261,359	\$1,038,171	- 17.7%
Percent of Original List Price Received*	91.6%	94.5%	+ 3.2%	91.2%	91.9%	+ 0.8%
Days on Market Until Sale	190	69	- 63.7%	147	132	- 10.2%
Inventory of Homes for Sale	140	133	- 5.0%	--	--	--

* 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	September			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	8	4	- 50.0%	115	105	- 8.7%
Closed Sales	5	9	+ 80.0%	51	72	+ 41.2%
Median Sales Price*	\$367,000	\$450,000	+ 22.6%	\$485,000	\$520,500	+ 7.3%
Average Sales Price*	\$402,400	\$559,167	+ 39.0%	\$479,113	\$536,345	+ 11.9%
Percent of Original List Price Received*	93.6%	93.1%	- 0.5%	93.3%	94.4%	+ 1.2%
Days on Market Until Sale	109	111	+ 1.8%	110	144	+ 30.9%
Inventory of Homes for Sale	82	63	- 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

