

# Local Market Update – August 2014

A RESEARCH TOOL PROVIDED BY THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS®



## Isle of Palms

Areas 44 & 45

**+ 8.7%**

Change in  
**New Listings**  
All Properties

**0.0%**

Change in  
**Closed Sales**  
All Properties

**+ 4.8%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	15	16	+ 6.7%	206	194	- 5.8%
Closed Sales	11	15	+ 36.4%	110	97	- 11.8%
Median Sales Price*	\$750,000	<b>\$806,000</b>	+ 7.5%	\$750,000	<b>\$800,000</b>	+ 6.7%
Average Sales Price*	\$1,425,455	<b>\$864,333</b>	- 39.4%	\$925,823	<b>\$918,008</b>	- 0.8%
Percent of Original List Price Received*	90.0%	<b>88.9%</b>	- 1.2%	87.9%	<b>88.1%</b>	+ 0.3%
Days on Market Until Sale	137	140	+ 2.0%	158	140	- 11.2%
Inventory of Homes for Sale	163	174	+ 6.7%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

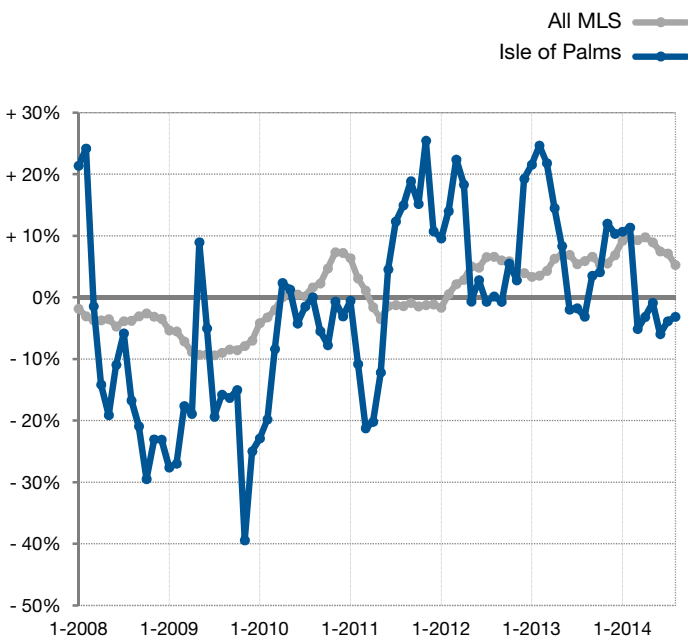
### Townhouse-Condo Attached

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	8	9	+ 12.5%	81	87	+ 7.4%
Closed Sales	8	4	- 50.0%	58	43	- 25.9%
Median Sales Price*	\$590,000	<b>\$466,390</b>	- 21.0%	\$464,250	<b>\$450,000</b>	- 3.1%
Average Sales Price*	\$550,375	<b>\$479,195</b>	- 12.9%	\$474,228	<b>\$505,876</b>	+ 6.7%
Percent of Original List Price Received*	84.8%	<b>84.2%</b>	- 0.7%	86.7%	<b>92.6%</b>	+ 6.8%
Days on Market Until Sale	178	56	-68.4%	228	133	- 41.7%
Inventory of Homes for Sale	88	89	+ 1.1%	--	--	--

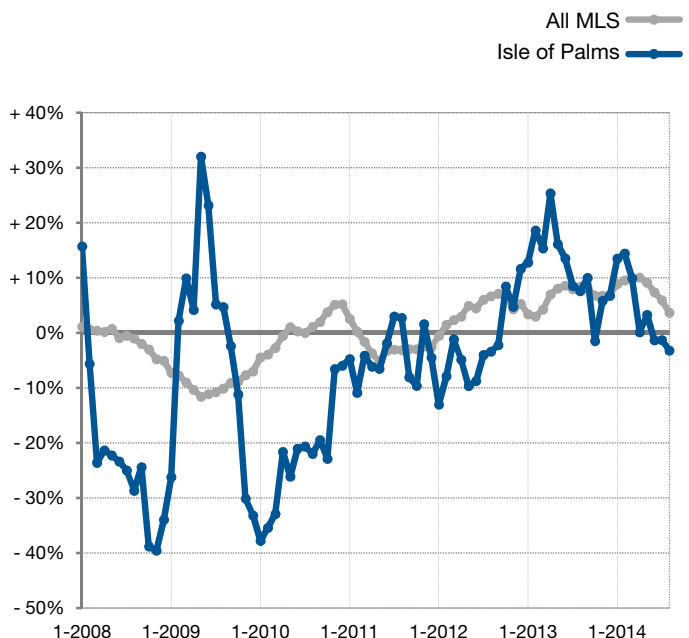
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Single-Family Detached



### Townhouse-Condo Attached



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Charleston Trident Association of REALTORS® MLS. | Sponsored by South Carolina REALTORS®. Powered by 10K Research and Marketing. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.