

# Local Market Update – July 2014

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



## Isle of Palms

Areas 44 & 45

**- 29.7%**

Change in  
New Listings  
All Properties

**- 57.1%**

Change in  
Closed Sales  
All Properties

**0.0%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	29	16	- 44.8%	191	178	- 6.8%
Closed Sales	19	10	- 47.4%	99	82	- 17.2%
Median Sales Price*	\$766,500	<b>\$812,500</b>	+ 6.0%	\$740,000	<b>\$785,000</b>	+ 6.1%
Average Sales Price*	\$833,053	<b>\$953,200</b>	+ 14.4%	\$870,308	<b>\$927,826</b>	+ 6.6%
Percent of Original List Price Received*	89.9%	<b>88.0%</b>	- 2.1%	87.6%	<b>88.0%</b>	+ 0.4%
Days on Market Until Sale	120	<b>164</b>	+ 36.8%	160	<b>140</b>	- 12.5%
Inventory of Homes for Sale	175	<b>176</b>	+ 0.6%	--	--	--

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

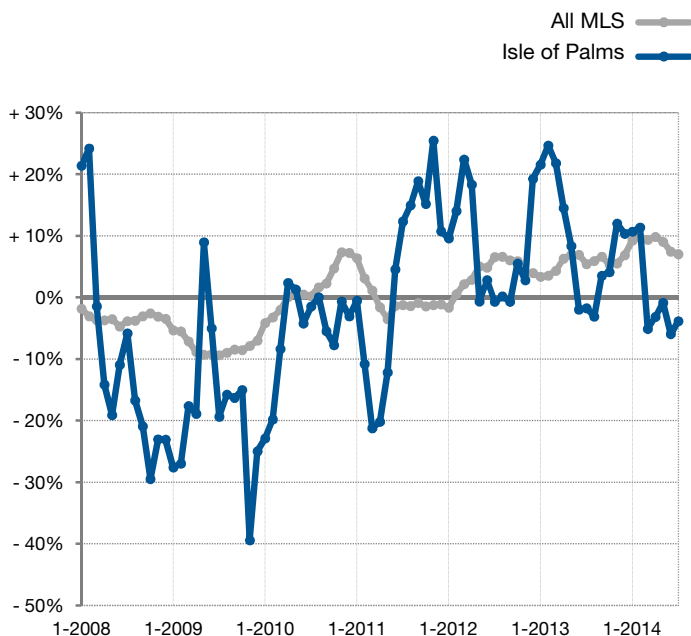
### Townhouse-Condo Attached

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	8	10	+ 25.0%	73	78	+ 6.8%
Closed Sales	9	2	- 77.8%	50	39	- 22.0%
Median Sales Price*	\$398,000	<b>\$370,000</b>	- 7.0%	\$439,000	<b>\$450,000</b>	+ 2.5%
Average Sales Price*	\$422,444	<b>\$370,000</b>	- 12.4%	\$462,045	<b>\$508,613</b>	+ 10.1%
Percent of Original List Price Received*	88.4%	<b>88.2%</b>	- 0.2%	87.0%	<b>93.4%</b>	+ 7.4%
Days on Market Until Sale	229	<b>84</b>	-63.5%	235	<b>139</b>	- 41.0%
Inventory of Homes for Sale	93	<b>92</b>	- 1.1%	--	--	--

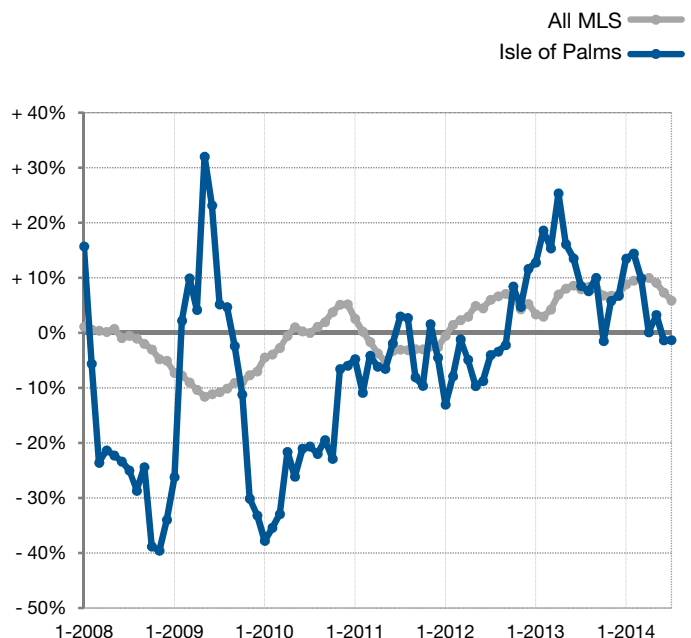
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### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

#### 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.