

Local Market Update – September 2014

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



Isle of Palms

Areas 44 & 45

+ 32.1%

Change in
New Listings
All Properties

- 17.4%

Change in
Closed Sales
All Properties

+ 9.9%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	20	25	+ 25.0%	226	218	- 3.5%
Closed Sales	19	12	- 36.8%	129	109	- 15.5%
Median Sales Price*	\$885,000	\$794,950	- 10.2%	\$750,000	\$800,000	+ 6.7%
Average Sales Price*	\$929,996	\$1,134,492	+ 22.0%	\$926,437	\$941,841	+ 1.7%
Percent of Original List Price Received*	86.7%	91.7%	+ 5.8%	87.7%	88.5%	+ 0.9%
Days on Market Until Sale	130	243	+ 86.8%	154	152	- 1.2%
Inventory of Homes for Sale	156	177	+ 13.5%	--	--	--

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

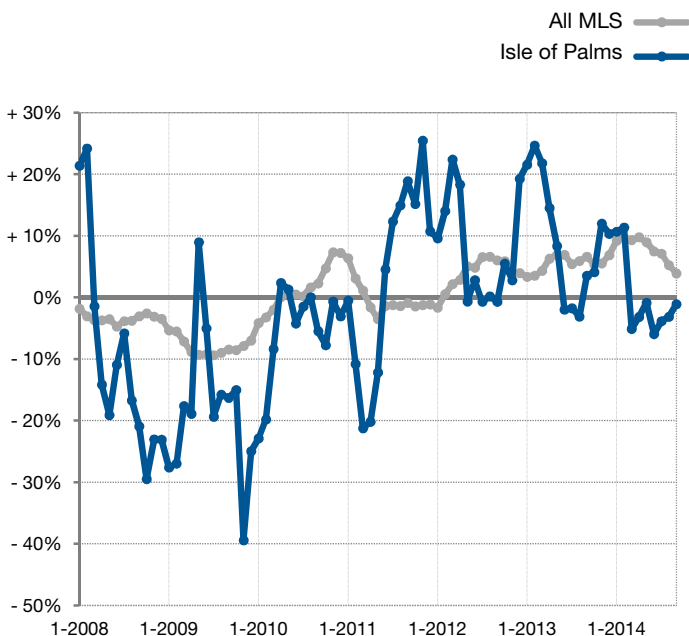
Townhouse-Condo Attached

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
New Listings	8	12	+ 50.0%	89	99	+ 11.2%
Closed Sales	4	7	+ 75.0%	62	50	- 19.4%
Median Sales Price*	\$540,000	\$345,000	- 36.1%	\$489,500	\$419,250	- 14.4%
Average Sales Price*	\$589,375	\$414,857	- 29.6%	\$481,657	\$493,134	+ 2.4%
Percent of Original List Price Received*	91.2%	93.5%	+ 2.5%	86.9%	92.7%	+ 6.7%
Days on Market Until Sale	295	178	-39.4%	233	139	- 40.1%
Inventory of Homes for Sale	86	89	+ 3.5%	--	--	--

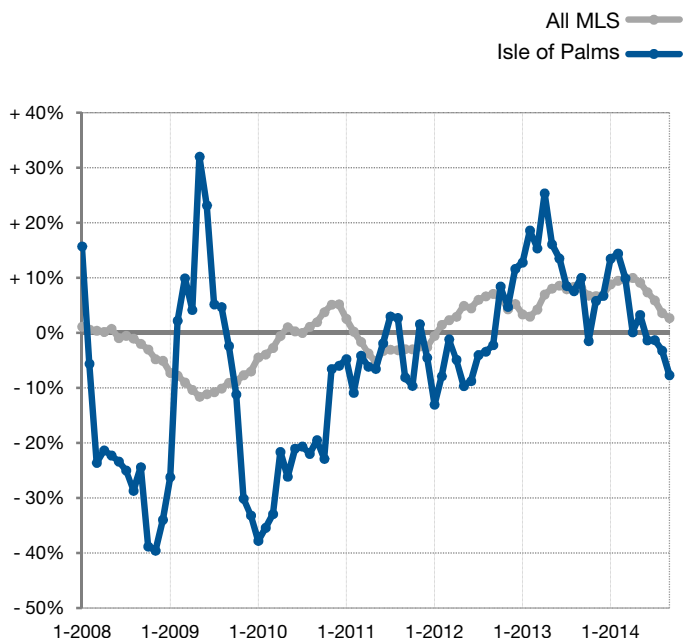
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.