

# Local Market Update – November 2014

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	17	19	+ 11.8%	268	257	- 4.1%
Closed Sales	9	8	- 11.1%	151	131	- 13.2%
Median Sales Price*	\$747,000	<b>\$987,500</b>	+ 32.2%	\$750,000	<b>\$770,000</b>	+ 2.7%
Average Sales Price*	\$862,611	<b>\$1,537,500</b>	+ 78.2%	\$925,338	<b>\$983,451</b>	+ 6.3%
Percent of Original List Price Received*	89.3%	<b>90.6%</b>	+ 1.4%	87.5%	<b>89.0%</b>	+ 1.7%
Days on Market Until Sale	260	126	- 51.4%	163	155	- 5.0%
Inventory of Homes for Sale	164	170	+ 3.7%	--	--	--

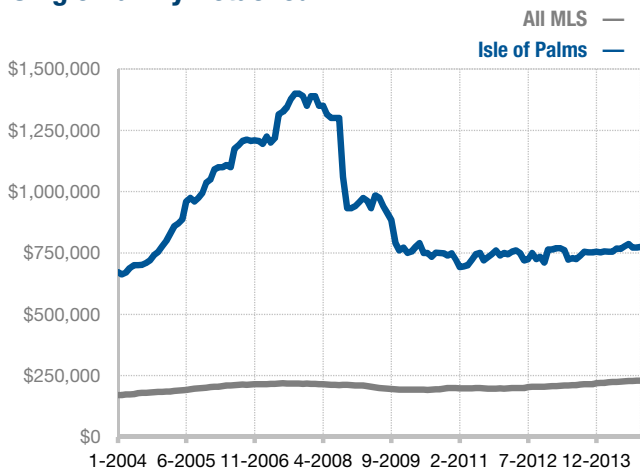
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	107	107	0.0%
Closed Sales	5	5	0.0%	70	62	- 11.4%
Median Sales Price*	\$550,000	<b>\$382,900</b>	- 30.4%	\$490,000	<b>\$419,250</b>	- 14.4%
Average Sales Price*	\$460,960	<b>\$404,180</b>	- 12.3%	\$476,214	<b>\$495,203</b>	+ 4.0%
Percent of Original List Price Received*	92.1%	<b>89.4%</b>	- 2.9%	87.7%	<b>92.3%</b>	+ 5.3%
Days on Market Until Sale	31	131	+ 324.0%	219	144	- 34.0%
Inventory of Homes for Sale	83	75	- 9.6%	--	--	--

\* 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

