

# Local Market Update – October 2014

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



## Isle of Palms

Areas 44 & 45

Key Metrics	October			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
New Listings	25	19	- 24.0%	251	238	- 5.2%
Closed Sales	12	12	0.0%	142	123	- 13.4%
Median Sales Price*	\$747,500	<b>\$600,000</b>	- 19.7%	\$750,000	<b>\$770,000</b>	+ 2.7%
Percent of Original List Price Received*	82.7%	<b>90.3%</b>	+ 9.2%	87.3%	<b>88.9%</b>	+ 1.7%
Days on Market Until Sale	218	174	- 20.1%	158	157	- 0.3%
Inventory of Homes for Sale	162	174	+ 7.4%	--	--	--

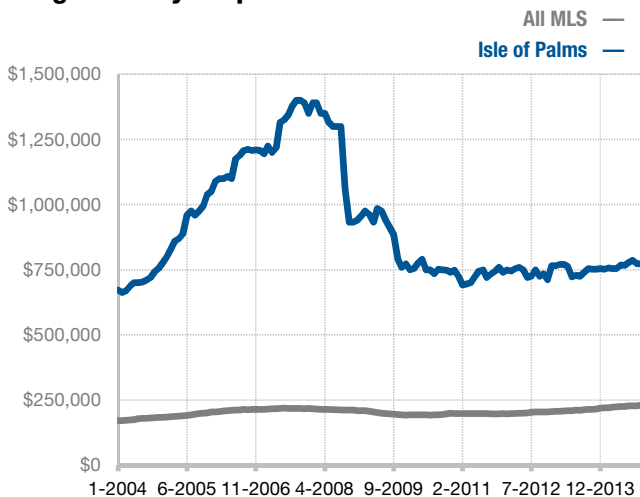
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Key Metrics	October			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
New Listings	12	5	- 58.3%	102	103	+ 1.0%
Closed Sales	2	7	+ 250.0%	65	57	- 12.3%
Median Sales Price*	\$544,000	<b>\$440,000</b>	- 19.1%	\$490,000	<b>\$420,000</b>	- 14.3%
Percent of Original List Price Received*	92.4%	<b>91.7%</b>	- 0.7%	87.3%	<b>92.6%</b>	+ 6.0%
Days on Market Until Sale	154	102	- 33.8%	234	146	- 37.8%
Inventory of Homes for Sale	90	78	- 13.3%	--	--	--

\* 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 Properties



#### Condo Properties

