

Local Market Update – December 2014

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	278	266	- 4.3%
Closed Sales	12	11	- 8.3%	163	142	- 12.9%
Median Sales Price*	\$832,550	\$865,000	+ 3.9%	\$755,000	\$772,500	+ 2.3%
Average Sales Price*	\$937,536	\$935,000	- 0.3%	\$926,236	\$979,701	+ 5.8%
Percent of Original List Price Received*	92.0%	89.9%	- 2.3%	87.8%	89.1%	+ 1.4%
Days on Market Until Sale	87	143	+ 63.7%	158	154	- 2.0%
Inventory of Homes for Sale	154	149	- 3.2%	--	--	--

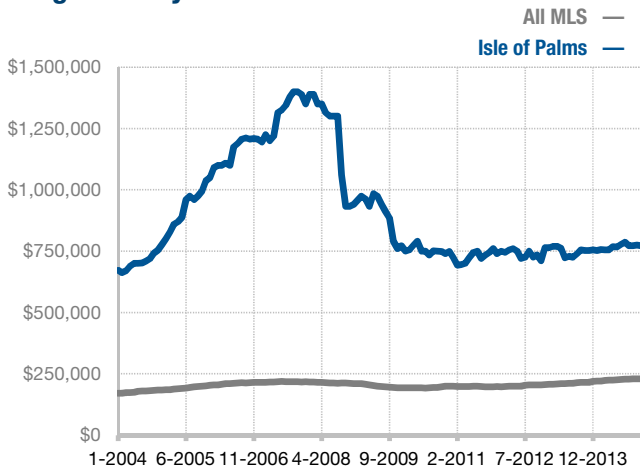
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2013	2014	Percent Change	2013	2014	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	113	111	- 1.8%
Closed Sales	7	4	- 42.9%	77	66	- 14.3%
Median Sales Price*	\$515,000	\$283,000	- 45.0%	\$490,000	\$391,450	- 20.1%
Average Sales Price*	\$508,429	\$284,000	- 44.1%	\$479,143	\$482,403	+ 0.7%
Percent of Original List Price Received*	92.3%	93.8%	+ 1.7%	88.1%	92.4%	+ 4.9%
Days on Market Until Sale	295	282	- 4.5%	226	153	- 32.4%
Inventory of Homes for Sale	78	70	- 10.3%	--	--	--

* 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 Detached



Townhouse-Condo Attached

