

# Local Market Update – February 2015

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	23	20	- 13.0%	43	38	- 11.6%
Closed Sales	7	15	+ 114.3%	16	22	+ 37.5%
Median Sales Price*	\$800,000	<b>\$675,000</b>	- 15.6%	\$785,000	<b>\$672,450</b>	- 14.3%
Average Sales Price*	\$963,714	<b>\$998,528</b>	+ 3.6%	\$1,004,813	<b>\$1,037,221</b>	+ 3.2%
Percent of Original List Price Received*	93.7%	<b>91.3%</b>	- 2.6%	90.6%	<b>89.6%</b>	- 1.1%
Days on Market Until Sale	143	139	- 3.4%	126	140	+ 11.1%
Inventory of Homes for Sale	162	143	- 11.7%	--	--	--

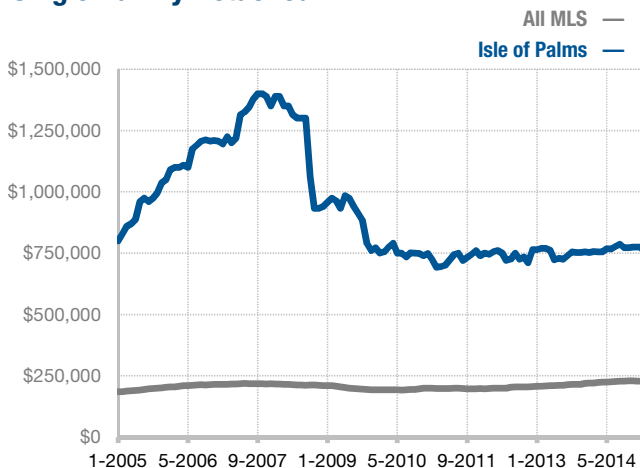
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	6	11	+ 83.3%	16	19	+ 18.8%
Closed Sales	3	3	0.0%	7	9	+ 28.6%
Median Sales Price*	\$1,002,000	<b>\$465,000</b>	- 53.6%	\$585,000	<b>\$465,000</b>	- 20.5%
Average Sales Price*	\$781,500	<b>\$475,667</b>	- 39.1%	\$609,200	<b>\$436,556</b>	- 28.3%
Percent of Original List Price Received*	97.0%	<b>92.6%</b>	- 4.5%	95.3%	<b>90.0%</b>	- 5.6%
Days on Market Until Sale	16	126	+ 687.5%	108	123	+ 14.1%
Inventory of Homes for Sale	76	68	- 10.5%	--	--	--

\* 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

