

# Local Market Update – January 2015

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	January			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	20	18	- 10.0%	20	18	- 10.0%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Median Sales Price*	\$675,000	<b>\$565,000</b>	- 16.3%	\$675,000	<b>\$565,000</b>	- 16.3%
Average Sales Price*	\$1,036,778	<b>\$1,120,133</b>	+ 8.0%	\$1,036,778	<b>\$1,120,133</b>	+ 8.0%
Percent of Original List Price Received*	88.1%	<b>85.9%</b>	- 2.5%	88.1%	<b>85.9%</b>	- 2.5%
Days on Market Until Sale	112	<b>143</b>	+ 27.0%	112	<b>143</b>	+ 27.0%
Inventory of Homes for Sale	158	<b>142</b>	- 10.1%	--	--	--

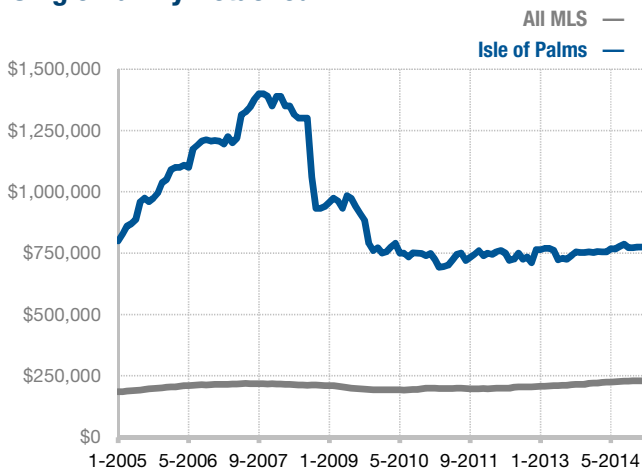
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$546,000	<b>\$467,500</b>	- 14.4%	\$546,000	<b>\$467,500</b>	- 14.4%
Average Sales Price*	\$479,975	<b>\$417,000</b>	- 13.1%	\$479,975	<b>\$417,000</b>	- 13.1%
Percent of Original List Price Received*	94.0%	<b>88.7%</b>	- 5.7%	94.0%	<b>88.7%</b>	- 5.7%
Days on Market Until Sale	176	<b>121</b>	- 31.5%	176	<b>121</b>	- 31.5%
Inventory of Homes for Sale	78	<b>64</b>	- 17.9%	--	--	--

\* 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

