

# Local Market Update – March 2015

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	34	<b>38</b>	+ 11.8%	77	<b>76</b>	- 1.3%
Closed Sales	15	<b>18</b>	+ 20.0%	31	<b>40</b>	+ 29.0%
Median Sales Price*	\$805,000	<b>\$838,500</b>	+ 4.2%	\$800,000	<b>\$787,500</b>	- 1.6%
Average Sales Price*	\$883,427	<b>\$1,052,383</b>	+ 19.1%	\$946,077	<b>\$1,044,044</b>	+ 10.4%
Percent of Original List Price Received*	87.7%	<b>90.2%</b>	+ 2.9%	89.2%	<b>89.8%</b>	+ 0.8%
Days on Market Until Sale	125	<b>179</b>	+ 42.4%	126	<b>157</b>	+ 25.2%
Inventory of Homes for Sale	176	<b>153</b>	- 13.1%	--	--	--

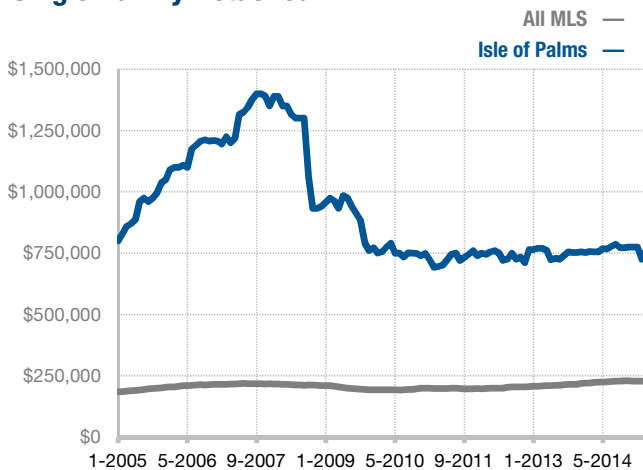
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	16	<b>17</b>	+ 6.3%	32	<b>36</b>	+ 12.5%
Closed Sales	3	<b>8</b>	+ 166.7%	10	<b>17</b>	+ 70.0%
Median Sales Price*	\$450,000	<b>\$311,500</b>	- 30.8%	\$546,000	<b>\$425,000</b>	- 22.2%
Average Sales Price*	\$580,000	<b>\$373,125</b>	- 35.7%	\$600,440	<b>\$406,706</b>	- 32.3%
Percent of Original List Price Received*	88.6%	<b>92.7%</b>	+ 4.6%	93.3%	<b>91.3%</b>	- 2.2%
Days on Market Until Sale	281	<b>163</b>	- 42.0%	160	<b>143</b>	- 10.5%
Inventory of Homes for Sale	82	<b>75</b>	- 8.5%	--	--	--

\* 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

