

# Local Market Update – April 2015

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	35	32	- 8.6%	112	108	- 3.6%
Closed Sales	12	16	+ 33.3%	43	57	+ 32.6%
Median Sales Price*	\$777,475	<b>\$933,750</b>	+ 20.1%	\$800,000	<b>\$825,000</b>	+ 3.1%
Average Sales Price*	\$957,569	<b>\$1,128,063</b>	+ 17.8%	\$949,284	<b>\$1,062,469</b>	+ 11.9%
Percent of Original List Price Received*	83.8%	<b>93.5%</b>	+ 11.6%	87.7%	<b>90.8%</b>	+ 3.6%
Days on Market Until Sale	119	139	+ 16.1%	124	152	+ 22.7%
Inventory of Homes for Sale	185	152	- 17.8%	--	--	--

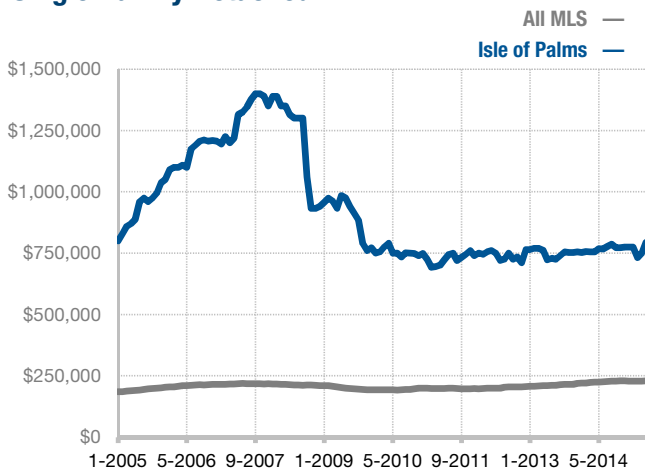
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	14	14	0.0%	46	50	+ 8.7%
Closed Sales	12	6	- 50.0%	22	23	+ 4.5%
Median Sales Price*	\$329,250	<b>\$315,000</b>	- 4.3%	\$358,750	<b>\$342,000</b>	- 4.7%
Average Sales Price*	\$353,208	<b>\$315,917</b>	- 10.6%	\$465,586	<b>\$383,022</b>	- 17.7%
Percent of Original List Price Received*	93.2%	<b>92.3%</b>	- 1.0%	93.3%	<b>91.5%</b>	- 1.8%
Days on Market Until Sale	164	151	- 7.5%	162	145	- 10.4%
Inventory of Homes for Sale	85	74	- 12.9%	--	--	--

\* 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

