

# Local Market Update – August 2015

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	August			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	17	<b>11</b>	- 35.3%	194	<b>183</b>	- 5.7%
Closed Sales	16	<b>9</b>	- 43.8%	99	<b>130</b>	+ 31.3%
Median Sales Price*	\$790,500	<b>\$860,000</b>	+ 8.8%	\$775,000	<b>\$817,000</b>	+ 5.4%
Average Sales Price*	\$847,938	<b>\$952,667</b>	+ 12.4%	\$910,850	<b>\$1,048,407</b>	+ 15.1%
Percent of Original List Price Received*	89.6%	<b>86.1%</b>	- 3.9%	88.4%	<b>91.1%</b>	+ 3.1%
Days on Market Until Sale	137	<b>151</b>	+ 10.2%	144	<b>146</b>	+ 1.4%
Inventory of Homes for Sale	171	<b>123</b>	- 28.1%	--	--	--

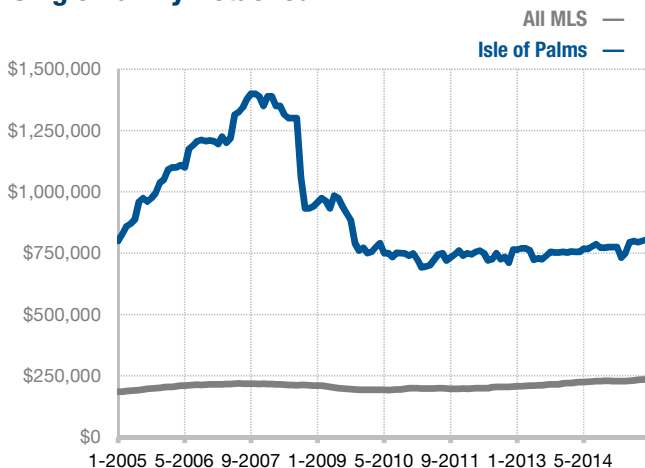
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	9	<b>8</b>	- 11.1%	86	<b>90</b>	+ 4.7%
Closed Sales	4	<b>6</b>	+ 50.0%	43	<b>48</b>	+ 11.6%
Median Sales Price*	\$466,390	<b>\$507,600</b>	+ 8.8%	\$450,000	<b>\$461,250</b>	+ 2.5%
Average Sales Price*	\$479,195	<b>\$545,033</b>	+ 13.7%	\$505,876	<b>\$450,572</b>	- 10.9%
Percent of Original List Price Received*	84.2%	<b>94.1%</b>	+ 11.8%	92.6%	<b>92.7%</b>	+ 0.1%
Days on Market Until Sale	55	<b>160</b>	+ 190.9%	147	<b>146</b>	- 0.7%
Inventory of Homes for Sale	88	<b>77</b>	- 12.5%	--	--	--

\* 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

