

# Local Market Update – March 2016

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	38	41	+ 7.9%	76	83	+ 9.2%
Closed Sales	18	15	- 16.7%	41	28	- 31.7%
Median Sales Price*	\$838,500	<b>\$825,000</b>	- 1.6%	\$750,000	<b>\$866,328</b>	+ 15.5%
Average Sales Price*	\$1,052,383	<b>\$1,068,610</b>	+ 1.5%	\$1,036,872	<b>\$1,430,898</b>	+ 38.0%
Percent of Original List Price Received*	90.2%	<b>89.7%</b>	- 0.6%	89.7%	<b>89.5%</b>	- 0.2%
Days on Market Until Sale	179	<b>116</b>	- 35.2%	158	<b>169</b>	+ 7.0%
Inventory of Homes for Sale	167	<b>140</b>	- 16.2%	--	--	--

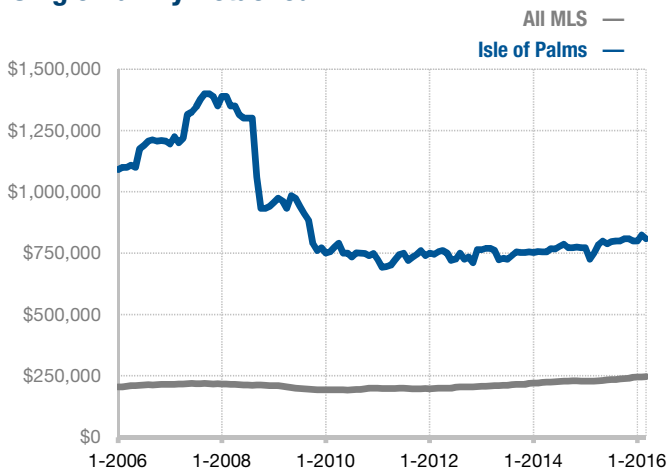
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	17	20	+ 17.6%	36	52	+ 44.4%
Closed Sales	8	7	- 12.5%	17	20	+ 17.6%
Median Sales Price*	\$311,500	<b>\$660,000</b>	+ 111.9%	\$425,000	<b>\$587,250</b>	+ 38.2%
Average Sales Price*	\$373,125	<b>\$595,321</b>	+ 59.6%	\$406,706	<b>\$572,063</b>	+ 40.7%
Percent of Original List Price Received*	92.7%	<b>90.6%</b>	- 2.3%	91.3%	<b>92.4%</b>	+ 1.2%
Days on Market Until Sale	163	<b>155</b>	- 4.9%	143	<b>139</b>	- 2.8%
Inventory of Homes for Sale	81	<b>95</b>	+ 17.3%	--	--	--

\* 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

