

# Local Market Update – May 2016

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	25	21	- 16.0%	132	133	+ 0.8%
Closed Sales	18	26	+ 44.4%	75	71	- 5.3%
Median Sales Price*	\$855,000	<b>\$985,500</b>	+ 15.3%	\$837,000	<b>\$910,000</b>	+ 8.7%
Average Sales Price*	\$1,186,451	<b>\$1,040,731</b>	- 12.3%	\$1,092,225	<b>\$1,218,235</b>	+ 11.5%
Percent of Original List Price Received*	93.6%	<b>91.6%</b>	- 2.1%	91.5%	<b>91.2%</b>	- 0.3%
Days on Market Until Sale	92	137	+ 48.9%	138	137	- 0.7%
Inventory of Homes for Sale	150	140	- 6.7%	--	--	--

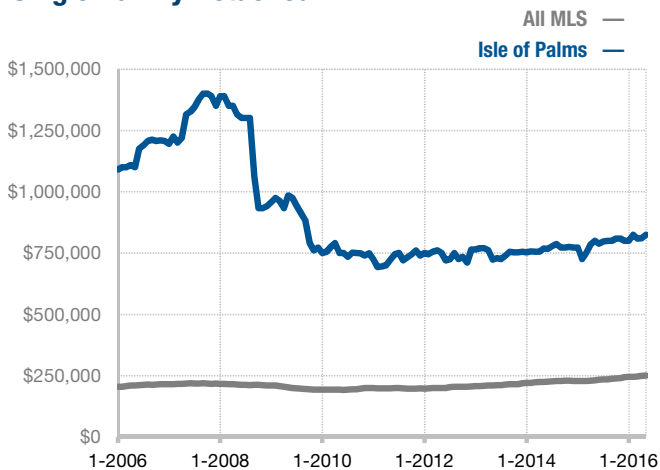
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	13	10	- 23.1%	64	74	+ 15.6%
Closed Sales	10	3	- 70.0%	33	27	- 18.2%
Median Sales Price*	\$585,000	<b>\$260,000</b>	- 55.6%	\$425,000	<b>\$578,000</b>	+ 36.0%
Average Sales Price*	\$588,150	<b>\$358,333</b>	- 39.1%	\$445,182	<b>\$528,157</b>	+ 18.6%
Percent of Original List Price Received*	95.2%	<b>91.2%</b>	- 4.2%	92.7%	<b>92.0%</b>	- 0.8%
Days on Market Until Sale	196	40	- 79.6%	162	141	- 13.0%
Inventory of Homes for Sale	85	92	+ 8.2%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

