

# Local Market Update – August 2016

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	11	<b>20</b>	+ 81.8%	182	<b>197</b>	+ 8.2%
Closed Sales	9	<b>15</b>	+ 66.7%	130	<b>118</b>	- 9.2%
Median Sales Price*	\$860,000	<b>\$825,000</b>	- 4.1%	\$817,000	<b>\$908,828</b>	+ 11.2%
Average Sales Price*	\$952,667	<b>\$1,283,503</b>	+ 34.7%	\$1,048,407	<b>\$1,280,294</b>	+ 22.1%
Percent of Original List Price Received*	86.1%	<b>91.8%</b>	+ 6.6%	91.1%	<b>91.2%</b>	+ 0.1%
Days on Market Until Sale	151	<b>182</b>	+ 20.5%	142	<b>142</b>	0.0%
Inventory of Homes for Sale	137	<b>137</b>	0.0%	--	<b>--</b>	--

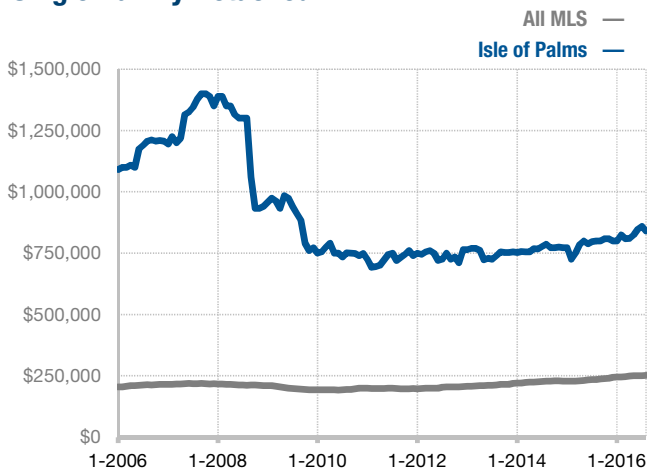
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>14</b>	+ 75.0%	90	<b>106</b>	+ 17.8%
Closed Sales	6	<b>3</b>	- 50.0%	48	<b>46</b>	- 4.2%
Median Sales Price*	\$507,600	<b>\$618,000</b>	+ 21.7%	\$461,250	<b>\$486,250</b>	+ 5.4%
Average Sales Price*	\$545,033	<b>\$533,333</b>	- 2.1%	\$450,572	<b>\$487,451</b>	+ 8.2%
Percent of Original List Price Received*	94.1%	<b>90.5%</b>	- 3.8%	92.7%	<b>93.3%</b>	+ 0.6%
Days on Market Until Sale	160	<b>110</b>	- 31.3%	146	<b>111</b>	- 24.0%
Inventory of Homes for Sale	84	<b>87</b>	+ 3.6%	--	<b>--</b>	--

\* 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

