

Local Market Update – September 2016

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	22	21	- 4.5%	204	218	+ 6.9%
Closed Sales	8	12	+ 50.0%	138	130	- 5.8%
Median Sales Price*	\$730,000	\$992,500	+ 36.0%	\$809,500	\$908,828	+ 12.3%
Average Sales Price*	\$783,899	\$1,075,167	+ 37.2%	\$1,033,073	\$1,261,359	+ 22.1%
Percent of Original List Price Received*	90.5%	91.6%	+ 1.2%	91.1%	91.2%	+ 0.1%
Days on Market Until Sale	73	190	+ 160.3%	138	147	+ 6.5%
Inventory of Homes for Sale	137	133	- 2.9%	--	--	--

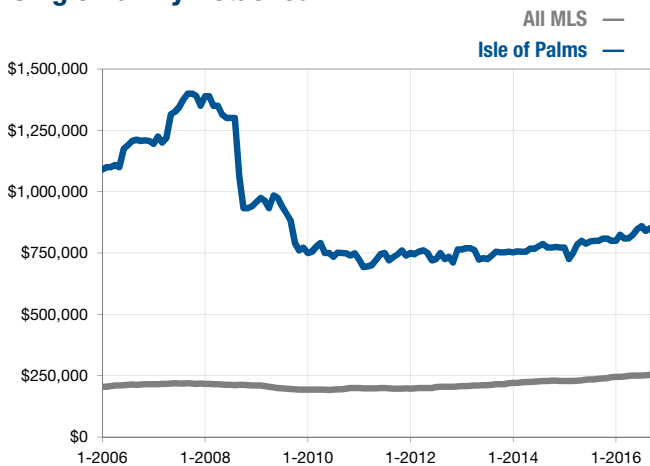
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	8	8	0.0%	98	114	+ 16.3%
Closed Sales	4	5	+ 25.0%	52	51	- 1.9%
Median Sales Price*	\$325,000	\$367,000	+ 12.9%	\$441,125	\$485,000	+ 9.9%
Average Sales Price*	\$331,875	\$402,400	+ 21.3%	\$441,441	\$479,113	+ 8.5%
Percent of Original List Price Received*	95.4%	93.6%	- 1.9%	92.9%	93.3%	+ 0.4%
Days on Market Until Sale	105	109	+ 3.8%	142	110	- 22.5%
Inventory of Homes for Sale	85	78	- 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

