

Local Market Update – November 2016

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	15	16	+ 6.7%	240	254	+ 5.8%
Closed Sales	5	11	+ 120.0%	158	158	0.0%
Median Sales Price*	\$784,817	\$735,000	- 6.3%	\$804,500	\$896,450	+ 11.4%
Average Sales Price*	\$1,007,763	\$1,416,909	+ 40.6%	\$1,016,949	\$1,240,191	+ 22.0%
Percent of Original List Price Received*	92.7%	93.3%	+ 0.6%	90.9%	91.4%	+ 0.6%
Days on Market Until Sale	113	141	+ 24.8%	134	145	+ 8.2%
Inventory of Homes for Sale	146	121	- 17.1%	--	--	--

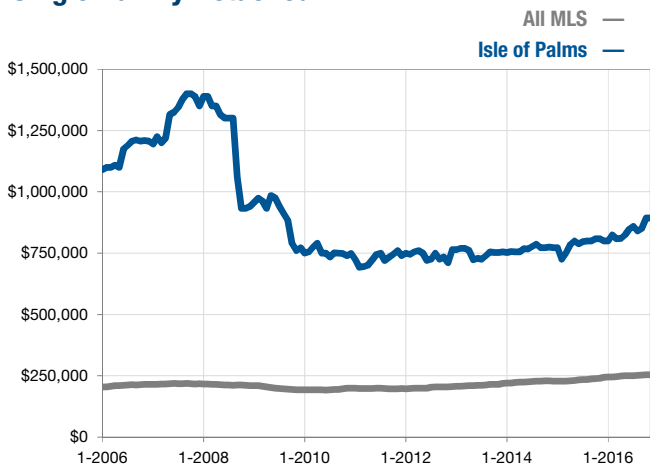
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	9	9	0.0%	118	130	+ 10.2%
Closed Sales	2	12	+ 500.0%	60	73	+ 21.7%
Median Sales Price*	\$332,500	\$526,250	+ 58.3%	\$457,375	\$495,000	+ 8.2%
Average Sales Price*	\$332,500	\$532,938	+ 60.3%	\$445,833	\$509,778	+ 14.3%
Percent of Original List Price Received*	76.2%	93.4%	+ 22.6%	92.0%	92.9%	+ 1.0%
Days on Market Until Sale	108	118	+ 9.3%	135	114	- 15.6%
Inventory of Homes for Sale	87	78	- 10.3%	--	--	--

* 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

