

Local Market Update – December 2016

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	14	15	+ 7.1%	254	269	+ 5.9%
Closed Sales	9	9	0.0%	167	167	0.0%
Median Sales Price*	\$650,000	\$955,000	+ 46.9%	\$800,000	\$900,000	+ 12.5%
Average Sales Price*	\$1,072,089	\$1,210,611	+ 12.9%	\$1,019,920	\$1,238,597	+ 21.4%
Percent of Original List Price Received*	94.4%	90.9%	- 3.7%	91.1%	91.3%	+ 0.2%
Days on Market Until Sale	107	161	+ 50.5%	132	148	+ 12.1%
Inventory of Homes for Sale	144	110	- 23.6%	--	--	--

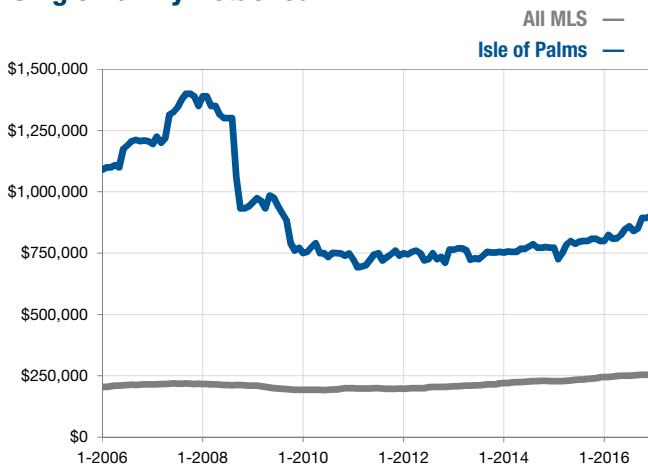
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	124	133	+ 7.3%
Closed Sales	7	3	- 57.1%	67	76	+ 13.4%
Median Sales Price*	\$325,000	\$440,000	+ 35.4%	\$425,000	\$491,250	+ 15.6%
Average Sales Price*	\$339,429	\$479,667	+ 41.3%	\$434,716	\$508,589	+ 17.0%
Percent of Original List Price Received*	93.2%	91.3%	- 2.0%	92.1%	92.9%	+ 0.9%
Days on Market Until Sale	76	198	+ 160.5%	128	118	- 7.8%
Inventory of Homes for Sale	75	73	- 2.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

