

# Local Market Update – April 2017

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>20</b>	- 31.0%	112	<b>104</b>	- 7.1%
Closed Sales	17	<b>19</b>	+ 11.8%	45	<b>73</b>	+ 62.2%
Median Sales Price*	\$894,000	<b>\$825,000</b>	- 7.7%	\$894,000	<b>\$800,000</b>	- 10.5%
Average Sales Price*	\$1,139,441	<b>\$1,016,389</b>	- 10.8%	\$1,320,792	<b>\$980,875</b>	- 25.7%
Percent of Original List Price Received*	93.3%	<b>90.8%</b>	- 2.7%	90.9%	<b>90.8%</b>	- 0.1%
Days on Market Until Sale	81	<b>126</b>	+ 55.6%	141	<b>143</b>	+ 1.4%
Inventory of Homes for Sale	151	<b>122</b>	- 19.2%	--	--	--

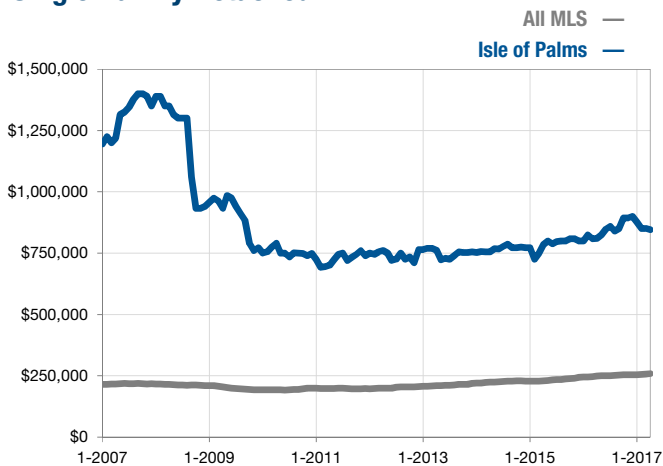
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	12	<b>13</b>	+ 8.3%	64	<b>54</b>	- 15.6%
Closed Sales	4	<b>9</b>	+ 125.0%	24	<b>30</b>	+ 25.0%
Median Sales Price*	\$372,000	<b>\$625,000</b>	+ 68.0%	\$581,500	<b>\$572,500</b>	- 1.5%
Average Sales Price*	\$436,000	<b>\$678,889</b>	+ 55.7%	\$549,385	<b>\$577,548</b>	+ 5.1%
Percent of Original List Price Received*	90.6%	<b>95.1%</b>	+ 5.0%	92.1%	<b>94.4%</b>	+ 2.5%
Days on Market Until Sale	225	<b>129</b>	- 42.7%	154	<b>143</b>	- 7.1%
Inventory of Homes for Sale	100	<b>71</b>	- 29.0%	--	--	--

\* 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

