

Local Market Update – July 2017

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	22	18	- 18.2%	176	185	+ 5.1%
Closed Sales	9	18	+ 100.0%	103	131	+ 27.2%
Median Sales Price*	\$1,595,000	\$912,500	- 42.8%	\$955,000	\$820,000	- 14.1%
Average Sales Price*	\$1,817,258	\$1,109,528	- 38.9%	\$1,279,827	\$1,059,153	- 17.2%
Percent of Original List Price Received*	91.1%	92.2%	+ 1.2%	91.1%	91.7%	+ 0.7%
Days on Market Until Sale	116	189	+ 62.9%	136	137	+ 0.7%
Inventory of Homes for Sale	151	135	- 10.6%	--	--	--

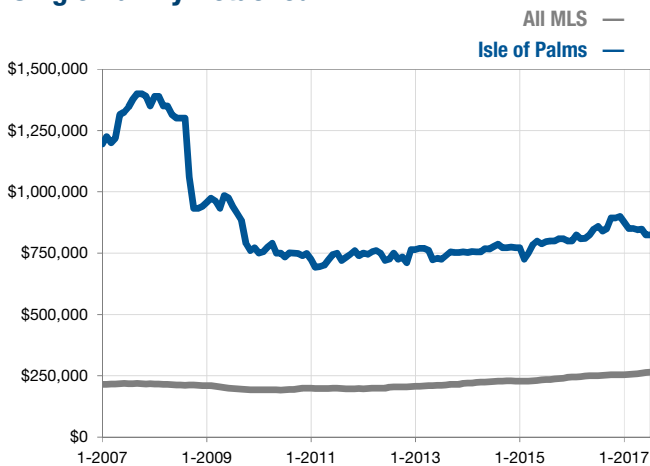
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	7	8	+ 14.3%	93	92	- 1.1%
Closed Sales	4	8	+ 100.0%	43	54	+ 25.6%
Median Sales Price*	\$317,500	\$366,000	+ 15.3%	\$485,000	\$510,000	+ 5.2%
Average Sales Price*	\$389,375	\$513,500	+ 31.9%	\$484,250	\$526,647	+ 8.8%
Percent of Original List Price Received*	94.7%	97.2%	+ 2.6%	93.5%	94.6%	+ 1.2%
Days on Market Until Sale	40	91	+ 127.5%	111	134	+ 20.7%
Inventory of Homes for Sale	92	72	- 21.7%	--	--	--

* 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

