

Local Market Update – August 2017

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	August			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	20	20	0.0%	196	204	+ 4.1%
Closed Sales	15	15	0.0%	118	145	+ 22.9%
Median Sales Price*	\$825,000	\$930,000	+ 12.7%	\$908,828	\$835,000	- 8.1%
Average Sales Price*	\$1,283,503	\$971,600	- 24.3%	\$1,280,294	\$1,055,194	- 17.6%
Percent of Original List Price Received*	91.8%	92.1%	+ 0.3%	91.2%	91.6%	+ 0.4%
Days on Market Until Sale	182	131	- 28.0%	142	138	- 2.8%
Inventory of Homes for Sale	141	129	- 8.5%	--	--	--

* 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.

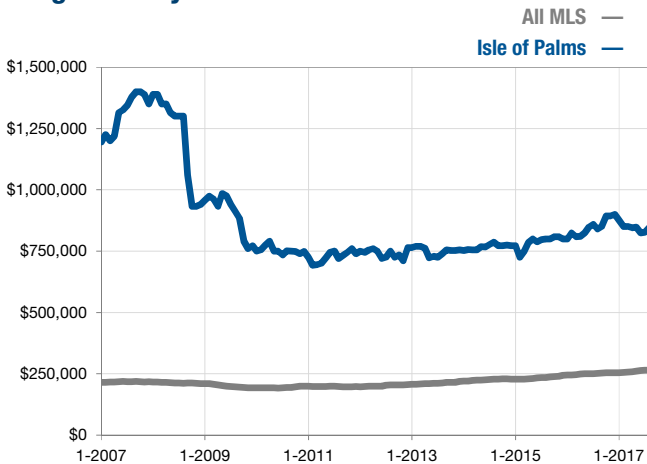
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	14	6	- 57.1%	107	99	- 7.5%
Closed Sales	3	8	+ 166.7%	46	63	+ 37.0%
Median Sales Price*	\$618,000	\$605,204	- 2.1%	\$486,250	\$526,000	+ 8.2%
Average Sales Price*	\$533,333	\$603,176	+ 13.1%	\$487,451	\$533,085	+ 9.4%
Percent of Original List Price Received*	90.5%	93.3%	+ 3.1%	93.3%	94.6%	+ 1.4%
Days on Market Until Sale	110	287	+ 160.9%	111	149	+ 34.2%
Inventory of Homes for Sale	89	65	- 27.0%	--	--	--

* 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

