

# Local Market Update – October 2017

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



## Isle of Palms

Areas 44 & 45

### Single-Family Detached

Key Metrics	October			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	21	<b>25</b>	+ 19.0%	238	<b>247</b>	+ 3.8%
Closed Sales	17	<b>11</b>	- 35.3%	147	<b>169</b>	+ 15.0%
Median Sales Price*	\$780,000	<b>\$920,000</b>	+ 17.9%	\$898,900	<b>\$830,000</b>	- 7.7%
Average Sales Price*	\$963,967	<b>\$1,377,636</b>	+ 42.9%	\$1,226,967	<b>\$1,060,207</b>	- 13.6%
Percent of Original List Price Received*	91.1%	<b>95.5%</b>	+ 4.8%	91.2%	<b>92.1%</b>	+ 1.0%
Days on Market Until Sale	154	<b>79</b>	- 48.7%	148	<b>129</b>	- 12.8%
Inventory of Homes for Sale	138	<b>132</b>	- 4.3%	--	--	--

\* 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.

### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	6	<b>8</b>	+ 33.3%	121	<b>113</b>	- 6.6%
Closed Sales	10	<b>8</b>	- 20.0%	61	<b>80</b>	+ 31.1%
Median Sales Price*	\$567,500	<b>\$497,500</b>	- 12.3%	\$487,500	<b>\$512,500</b>	+ 5.1%
Average Sales Price*	\$638,380	<b>\$554,875</b>	- 13.1%	\$505,222	<b>\$538,198</b>	+ 6.5%
Percent of Original List Price Received*	90.3%	<b>90.9%</b>	+ 0.7%	92.8%	<b>94.0%</b>	+ 1.3%
Days on Market Until Sale	131	<b>259</b>	+ 97.7%	114	<b>156</b>	+ 36.8%
Inventory of Homes for Sale	80	<b>61</b>	- 23.8%	--	--	--

\* 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

