

Local Market Update – November 2017

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	November			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	16	12	- 25.0%	254	259	+ 2.0%
Closed Sales	11	11	0.0%	158	180	+ 13.9%
Median Sales Price*	\$735,000	\$1,550,000	+ 110.9%	\$896,450	\$842,000	- 6.1%
Average Sales Price*	\$1,416,909	\$1,879,054	+ 32.6%	\$1,240,191	\$1,110,247	- 10.5%
Percent of Original List Price Received*	93.3%	91.0%	- 2.5%	91.4%	92.0%	+ 0.7%
Days on Market Until Sale	141	112	- 20.6%	147	128	- 12.9%
Inventory of Homes for Sale	134	121	- 9.7%	--	--	--

* 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.

Townhouse-Condo Attached	November			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	8	15	+ 87.5%	129	128	- 0.8%
Closed Sales	12	6	- 50.0%	73	86	+ 17.8%
Median Sales Price*	\$526,250	\$519,500	- 1.3%	\$495,000	\$512,500	+ 3.5%
Average Sales Price*	\$532,938	\$504,167	- 5.4%	\$509,778	\$535,824	+ 5.1%
Percent of Original List Price Received*	93.4%	96.1%	+ 2.9%	92.9%	94.2%	+ 1.4%
Days on Market Until Sale	118	129	+ 9.3%	114	154	+ 35.1%
Inventory of Homes for Sale	83	61	- 26.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

