

Local Market Update – January 2018

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	January			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	20	19	- 5.0%	20	19	- 5.0%
Closed Sales	18	17	- 5.6%	18	17	- 5.6%
Median Sales Price*	\$780,000	\$1,180,000	+ 51.3%	\$780,000	\$1,180,000	+ 51.3%
Average Sales Price*	\$854,417	\$1,419,176	+ 66.1%	\$854,417	\$1,419,176	+ 66.1%
Percent of Original List Price Received*	90.1%	88.5%	- 1.8%	90.1%	88.5%	- 1.8%
Days on Market Until Sale	165	181	+ 9.7%	165	181	+ 9.7%
Inventory of Homes for Sale	122	112	- 8.2%	--	--	--

* 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	January			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	11	14	+ 27.3%	11	14	+ 27.3%
Closed Sales	2	8	+ 300.0%	2	8	+ 300.0%
Median Sales Price*	\$557,000	\$465,000	- 16.5%	\$557,000	\$465,000	- 16.5%
Average Sales Price*	\$557,000	\$486,063	- 12.7%	\$557,000	\$486,063	- 12.7%
Percent of Original List Price Received*	90.9%	96.3%	+ 5.9%	90.9%	96.3%	+ 5.9%
Days on Market Until Sale	214	104	- 51.4%	214	104	- 51.4%
Inventory of Homes for Sale	76	61	- 19.7%	--	--	--

* 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

