

Local Market Update – December 2018

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	13	16	+ 23.1%	272	292	+ 7.4%
Closed Sales	13	13	0.0%	193	182	- 5.7%
Median Sales Price*	\$1,050,000	\$975,000	- 7.1%	\$850,000	\$956,250	+ 12.5%
Average Sales Price*	\$1,572,846	\$1,084,654	- 31.0%	\$1,141,407	\$1,239,409	+ 8.6%
Percent of Original List Price Received*	90.4%	86.4%	- 4.4%	91.9%	91.5%	- 0.4%
Days on Market Until Sale	76	82	+ 7.9%	124	111	- 10.5%
Inventory of Homes for Sale	122	120	- 1.6%	--	--	--

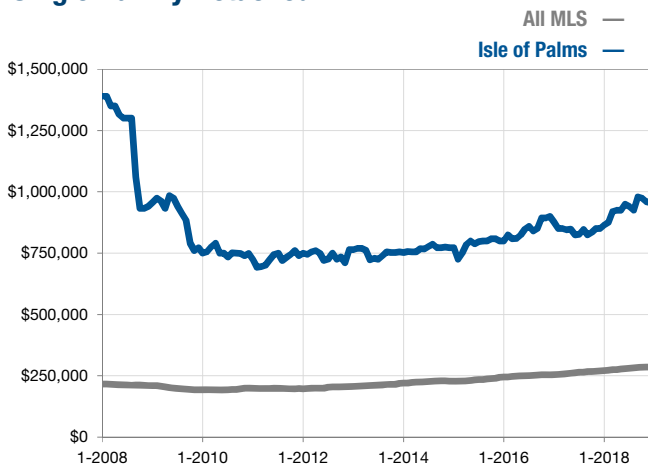
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	9	8	- 11.1%	136	129	- 5.1%
Closed Sales	9	5	- 44.4%	95	93	- 2.1%
Median Sales Price*	\$559,000	\$405,000	- 27.5%	\$515,000	\$545,000	+ 5.8%
Average Sales Price*	\$578,056	\$458,200	- 20.7%	\$539,825	\$591,943	+ 9.7%
Percent of Original List Price Received*	97.6%	95.5%	- 2.2%	94.5%	94.1%	- 0.4%
Days on Market Until Sale	99	97	- 2.0%	149	103	- 30.9%
Inventory of Homes for Sale	61	65	+ 6.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

