

Local Market Update – March 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	37	31	- 16.2%	78	96	+ 23.1%
Closed Sales	26	21	- 19.2%	53	38	- 28.3%
Median Sales Price*	\$1,078,000	\$1,182,500	+ 9.7%	\$1,064,000	\$1,081,250	+ 1.6%
Average Sales Price*	\$1,325,654	\$1,370,278	+ 3.4%	\$1,341,868	\$1,299,298	- 3.2%
Percent of Original List Price Received*	92.8%	91.4%	- 1.5%	91.1%	92.2%	+ 1.2%
Days on Market Until Sale	100	106	+ 6.0%	130	99	- 23.8%
Inventory of Homes for Sale	121	140	+ 15.7%	--	--	--

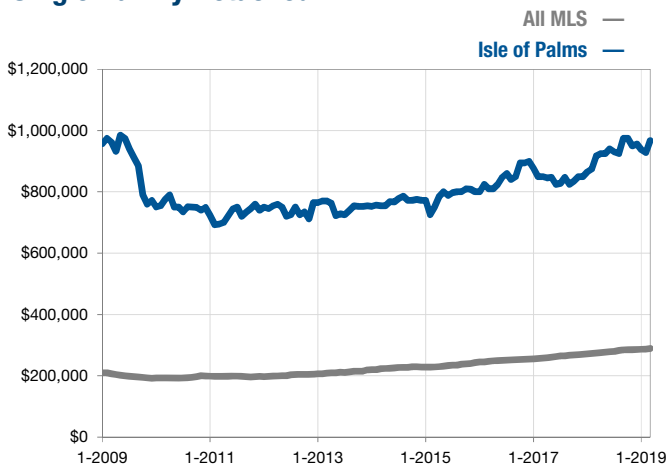
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	15	17	+ 13.3%	43	44	+ 2.3%
Closed Sales	13	5	- 61.5%	27	11	- 59.3%
Median Sales Price*	\$396,750	\$395,000	- 0.4%	\$485,000	\$422,000	- 13.0%
Average Sales Price*	\$562,019	\$439,050	- 21.9%	\$530,500	\$516,614	- 2.6%
Percent of Original List Price Received*	94.9%	95.6%	+ 0.7%	93.9%	93.4%	- 0.5%
Days on Market Until Sale	51	54	+ 5.9%	108	84	- 22.2%
Inventory of Homes for Sale	60	80	+ 33.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

