

Local Market Update – April 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	22	35	+ 59.1%	100	132	+ 32.0%
Closed Sales	19	16	- 15.8%	72	55	- 23.6%
Median Sales Price*	\$995,000	\$1,412,500	+ 42.0%	\$1,011,000	\$1,170,000	+ 15.7%
Average Sales Price*	\$1,036,116	\$2,049,594	+ 97.8%	\$1,261,183	\$1,495,724	+ 18.6%
Percent of Original List Price Received*	91.5%	92.1%	+ 0.7%	91.2%	92.3%	+ 1.2%
Days on Market Until Sale	101	113	+ 11.9%	122	101	- 17.2%
Inventory of Homes for Sale	121	149	+ 23.1%	--	--	--

* 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.

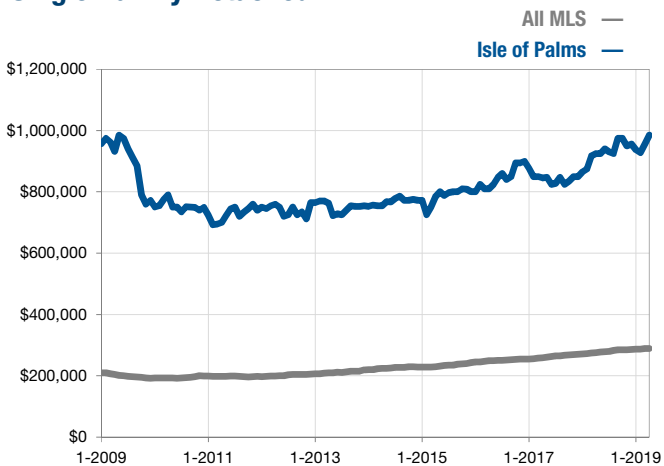
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	12	13	+ 8.3%	55	57	+ 3.6%
Closed Sales	13	13	0.0%	40	25	- 37.5%
Median Sales Price*	\$390,000	\$510,000	+ 30.8%	\$431,250	\$500,000	+ 15.9%
Average Sales Price*	\$485,000	\$583,692	+ 20.3%	\$515,713	\$565,130	+ 9.6%
Percent of Original List Price Received*	95.3%	95.8%	+ 0.5%	94.3%	94.8%	+ 0.5%
Days on Market Until Sale	35	72	+ 105.7%	85	77	- 9.4%
Inventory of Homes for Sale	63	78	+ 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

