

Local Market Update – May 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	34	30	- 11.8%	134	163	+ 21.6%
Closed Sales	20	21	+ 5.0%	92	77	- 16.3%
Median Sales Price*	\$872,000	\$1,050,000	+ 20.4%	\$985,000	\$1,170,000	+ 18.8%
Average Sales Price*	\$1,588,975	\$1,266,595	- 20.3%	\$1,332,442	\$1,461,861	+ 9.7%
Percent of Original List Price Received*	93.7%	91.4%	- 2.5%	91.7%	92.1%	+ 0.4%
Days on Market Until Sale	96	98	+ 2.1%	117	99	- 15.4%
Inventory of Homes for Sale	129	152	+ 17.8%	--	--	--

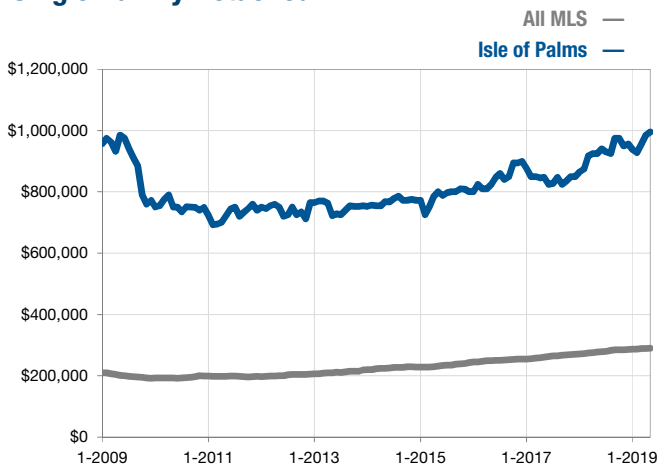
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	14	15	+ 7.1%	69	72	+ 4.3%
Closed Sales	8	9	+ 12.5%	48	34	- 29.2%
Median Sales Price*	\$587,500	\$475,000	- 19.1%	\$473,000	\$491,750	+ 4.0%
Average Sales Price*	\$611,339	\$458,889	- 24.9%	\$531,650	\$537,007	+ 1.0%
Percent of Original List Price Received*	95.1%	96.5%	+ 1.5%	94.5%	95.3%	+ 0.8%
Days on Market Until Sale	125	95	- 24.0%	92	82	- 10.9%
Inventory of Homes for Sale	66	84	+ 27.3%	--	--	--

* 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

