

# Local Market Update – June 2019

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	20	<b>33</b>	+ 65.0%	154	<b>197</b>	+ 27.9%
Closed Sales	15	<b>19</b>	+ 26.7%	107	<b>97</b>	- 9.3%
Median Sales Price*	\$832,200	<b>\$975,000</b>	+ 17.2%	\$975,000	<b>\$1,062,500</b>	+ 9.0%
Average Sales Price*	\$1,085,380	<b>\$1,200,272</b>	+ 10.6%	\$1,297,807	<b>\$1,402,510</b>	+ 8.1%
Percent of Original List Price Received*	91.5%	<b>93.4%</b>	+ 2.1%	91.7%	<b>92.3%</b>	+ 0.7%
Days on Market Until Sale	127	<b>81</b>	- 36.2%	118	<b>95</b>	- 19.5%
Inventory of Homes for Sale	124	<b>155</b>	+ 25.0%	--	--	--

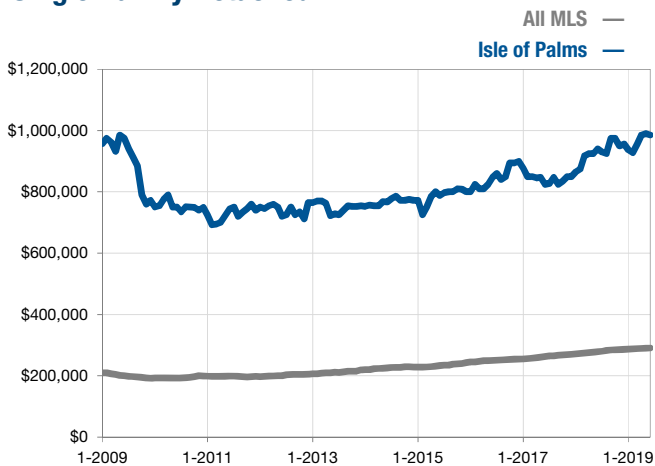
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>9</b>	+ 12.5%	77	<b>81</b>	+ 5.2%
Closed Sales	9	<b>5</b>	- 44.4%	57	<b>39</b>	- 31.6%
Median Sales Price*	\$595,000	<b>\$364,000</b>	- 38.8%	\$480,000	<b>\$489,000</b>	+ 1.9%
Average Sales Price*	\$612,333	<b>\$447,800</b>	- 26.9%	\$544,390	<b>\$525,571</b>	- 3.5%
Percent of Original List Price Received*	92.4%	<b>95.9%</b>	+ 3.8%	94.1%	<b>95.3%</b>	+ 1.3%
Days on Market Until Sale	124	<b>34</b>	- 72.6%	97	<b>76</b>	- 21.6%
Inventory of Homes for Sale	65	<b>79</b>	+ 21.5%	--	--	--

\* 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

