

Local Market Update – July 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	28	13	- 53.6%	182	209	+ 14.8%
Closed Sales	11	17	+ 54.5%	118	114	- 3.4%
Median Sales Price*	\$827,500	\$935,000	+ 13.0%	\$948,000	\$1,050,000	+ 10.8%
Average Sales Price*	\$1,298,773	\$1,100,047	- 15.3%	\$1,297,897	\$1,357,406	+ 4.6%
Percent of Original List Price Received*	95.0%	90.2%	- 5.1%	92.0%	92.0%	0.0%
Days on Market Until Sale	101	123	+ 21.8%	116	99	- 14.7%
Inventory of Homes for Sale	133	139	+ 4.5%	--	--	--

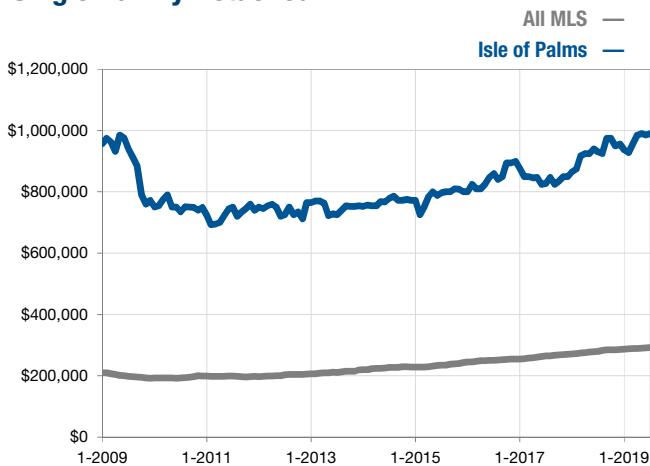
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	6	8	+ 33.3%	83	90	+ 8.4%
Closed Sales	7	6	- 14.3%	64	45	- 29.7%
Median Sales Price*	\$820,000	\$390,000	- 52.4%	\$490,000	\$479,000	- 2.2%
Average Sales Price*	\$811,429	\$497,033	- 38.7%	\$573,597	\$521,766	- 9.0%
Percent of Original List Price Received*	93.6%	94.3%	+ 0.7%	94.1%	95.2%	+ 1.2%
Days on Market Until Sale	73	147	+ 101.4%	94	85	- 9.6%
Inventory of Homes for Sale	62	76	+ 22.6%	--	--	--

* 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

