

# Local Market Update – August 2019

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>24</b>	+ 14.3%	203	<b>233</b>	+ 14.8%
Closed Sales	17	<b>12</b>	- 29.4%	135	<b>126</b>	- 6.7%
Median Sales Price*	\$890,000	<b>\$1,716,750</b>	+ 92.9%	\$925,000	<b>\$1,078,750</b>	+ 16.6%
Average Sales Price*	\$1,182,735	<b>\$2,033,208</b>	+ 71.9%	\$1,283,396	<b>\$1,421,768</b>	+ 10.8%
Percent of Original List Price Received*	92.4%	<b>89.8%</b>	- 2.8%	92.1%	<b>91.8%</b>	- 0.3%
Days on Market Until Sale	85	<b>123</b>	+ 44.7%	112	<b>101</b>	- 9.8%
Inventory of Homes for Sale	123	<b>140</b>	+ 13.8%	--	--	--

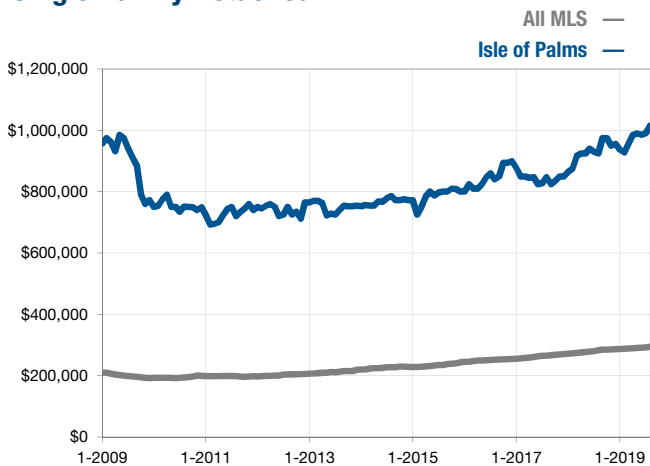
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	12	<b>14</b>	+ 16.7%	95	<b>104</b>	+ 9.5%
Closed Sales	4	<b>10</b>	+ 150.0%	68	<b>55</b>	- 19.1%
Median Sales Price*	\$580,000	<b>\$496,000</b>	- 14.5%	\$507,500	<b>\$479,000</b>	- 5.6%
Average Sales Price*	\$592,500	<b>\$557,560</b>	- 5.9%	\$574,709	<b>\$528,274</b>	- 8.1%
Percent of Original List Price Received*	97.1%	<b>93.4%</b>	- 3.8%	94.3%	<b>94.9%</b>	+ 0.6%
Days on Market Until Sale	50	<b>179</b>	+ 258.0%	92	<b>102</b>	+ 10.9%
Inventory of Homes for Sale	67	<b>77</b>	+ 14.9%	--	--	--

\* 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

