

Local Market Update – September 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	18	13	- 27.8%	221	246	+ 11.3%
Closed Sales	11	17	+ 54.5%	146	143	- 2.1%
Median Sales Price*	\$985,000	\$1,045,000	+ 6.1%	\$927,500	\$1,062,500	+ 14.6%
Average Sales Price*	\$994,007	\$1,468,700	+ 47.8%	\$1,261,592	\$1,427,347	+ 13.1%
Percent of Original List Price Received*	91.5%	90.8%	- 0.8%	92.0%	91.7%	- 0.3%
Days on Market Until Sale	177	129	- 27.1%	117	104	- 11.1%
Inventory of Homes for Sale	119	140	+ 17.6%	--	--	--

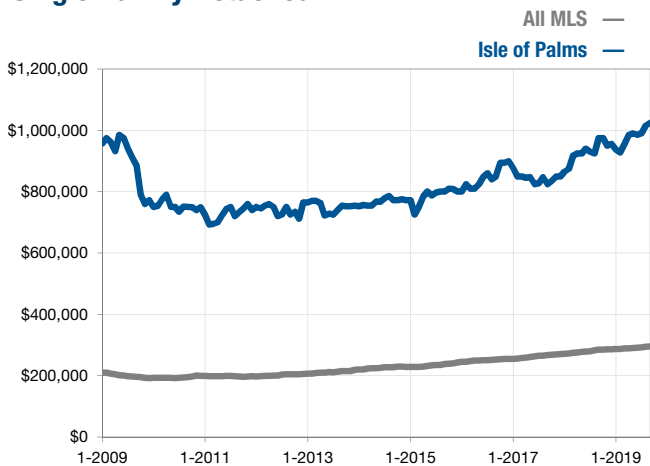
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	9	9	0.0%	104	113	+ 8.7%
Closed Sales	7	11	+ 57.1%	75	66	- 12.0%
Median Sales Price*	\$639,000	\$594,000	- 7.0%	\$545,000	\$487,000	- 10.6%
Average Sales Price*	\$760,143	\$735,886	- 3.2%	\$592,016	\$562,876	- 4.9%
Percent of Original List Price Received*	93.6%	93.8%	+ 0.2%	94.2%	94.7%	+ 0.5%
Days on Market Until Sale	138	107	- 22.5%	96	103	+ 7.3%
Inventory of Homes for Sale	62	80	+ 29.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

