

# Local Market Update – October 2019

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	34	19	- 44.1%	255	265	+ 3.9%
Closed Sales	17	9	- 47.1%	163	152	- 6.7%
Median Sales Price*	\$763,500	<b>\$1,112,000</b>	+ 45.6%	\$925,000	<b>\$1,078,750</b>	+ 16.6%
Average Sales Price*	\$1,167,676	<b>\$1,265,778</b>	+ 8.4%	\$1,251,797	<b>\$1,417,781</b>	+ 13.3%
Percent of Original List Price Received*	91.3%	<b>90.4%</b>	- 1.0%	91.9%	<b>91.6%</b>	- 0.3%
Days on Market Until Sale	101	<b>83</b>	- 17.8%	116	<b>103</b>	- 11.2%
Inventory of Homes for Sale	139	<b>129</b>	- 7.2%	--	--	--

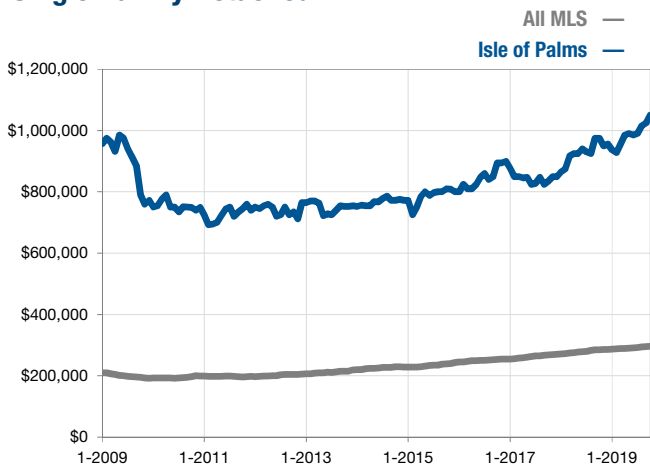
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	10	16	+ 60.0%	114	129	+ 13.2%
Closed Sales	7	6	- 14.3%	82	72	- 12.2%
Median Sales Price*	\$640,000	<b>\$501,500</b>	- 21.6%	\$545,000	<b>\$487,000</b>	- 10.6%
Average Sales Price*	\$571,929	<b>\$515,750</b>	- 9.8%	\$590,301	<b>\$558,949</b>	- 5.3%
Percent of Original List Price Received*	95.0%	<b>95.6%</b>	+ 0.6%	94.3%	<b>94.8%</b>	+ 0.5%
Days on Market Until Sale	73	<b>99</b>	+ 35.6%	94	<b>103</b>	+ 9.6%
Inventory of Homes for Sale	65	<b>80</b>	+ 23.1%	--	--	--

\* 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

