

Local Market Update – November 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	22	20	- 9.1%	277	285	+ 2.9%
Closed Sales	7	12	+ 71.4%	170	164	- 3.5%
Median Sales Price*	\$975,000	\$1,207,500	+ 23.8%	\$925,000	\$1,097,500	+ 18.6%
Average Sales Price*	\$1,143,429	\$1,458,219	+ 27.5%	\$1,247,335	\$1,420,740	+ 13.9%
Percent of Original List Price Received*	92.7%	89.9%	- 3.0%	92.0%	91.5%	- 0.5%
Days on Market Until Sale	46	212	+ 360.9%	113	111	- 1.8%
Inventory of Homes for Sale	136	121	- 11.0%	--	--	--

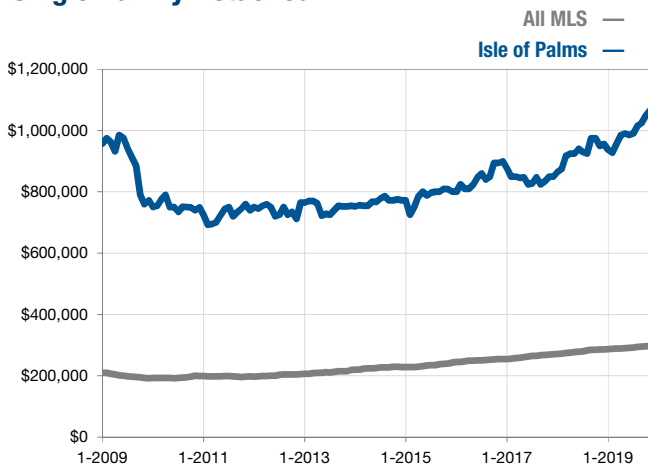
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	121	140	+ 15.7%
Closed Sales	6	5	- 16.7%	88	77	- 12.5%
Median Sales Price*	\$737,500	\$423,000	- 42.6%	\$582,500	\$485,000	- 16.7%
Average Sales Price*	\$725,833	\$507,200	- 30.1%	\$599,542	\$555,588	- 7.3%
Percent of Original List Price Received*	90.7%	96.0%	+ 5.8%	94.0%	94.9%	+ 1.0%
Days on Market Until Sale	220	69	- 68.6%	103	100	- 2.9%
Inventory of Homes for Sale	66	84	+ 27.3%	--	--	--

* 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

