

Local Market Update – December 2019

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	16	20	+ 25.0%	293	305	+ 4.1%
Closed Sales	12	17	+ 41.7%	182	181	- 0.5%
Median Sales Price*	\$987,500	\$800,000	- 19.0%	\$956,250	\$1,062,500	+ 11.1%
Average Sales Price*	\$1,127,125	\$1,355,524	+ 20.3%	\$1,239,409	\$1,414,614	+ 14.1%
Percent of Original List Price Received*	85.2%	88.8%	+ 4.2%	91.5%	91.2%	- 0.3%
Days on Market Until Sale	89	140	+ 57.3%	111	114	+ 2.7%
Inventory of Homes for Sale	129	115	- 10.9%	--	--	--

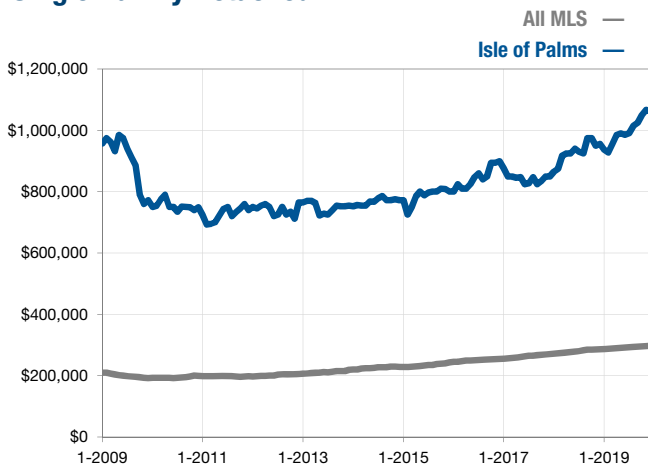
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	129	146	+ 13.2%
Closed Sales	5	6	+ 20.0%	93	83	- 10.8%
Median Sales Price*	\$405,000	\$647,500	+ 59.9%	\$545,000	\$494,500	- 9.3%
Average Sales Price*	\$458,200	\$720,833	+ 57.3%	\$591,943	\$567,534	- 4.1%
Percent of Original List Price Received*	95.5%	88.1%	- 7.7%	94.1%	94.4%	+ 0.3%
Days on Market Until Sale	97	191	+ 96.9%	103	106	+ 2.9%
Inventory of Homes for Sale	65	75	+ 15.4%	--	--	--

* 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

