

# Local Market Update – February 2020

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>34</b>	+ 17.2%	66	<b>56</b>	- 15.2%
Closed Sales	10	<b>13</b>	+ 30.0%	17	<b>23</b>	+ 35.3%
Median Sales Price*	\$920,000	<b>\$1,499,000</b>	+ 62.9%	\$910,000	<b>\$1,070,000</b>	+ 17.6%
Average Sales Price*	\$1,178,250	<b>\$1,569,654</b>	+ 33.2%	\$1,211,618	<b>\$1,333,087</b>	+ 10.0%
Percent of Original List Price Received*	92.9%	<b>89.5%</b>	- 3.7%	93.1%	<b>89.9%</b>	- 3.4%
Days on Market Until Sale	106	<b>94</b>	- 11.3%	91	<b>107</b>	+ 17.6%
Inventory of Homes for Sale	148	<b>125</b>	- 15.5%	--	--	--

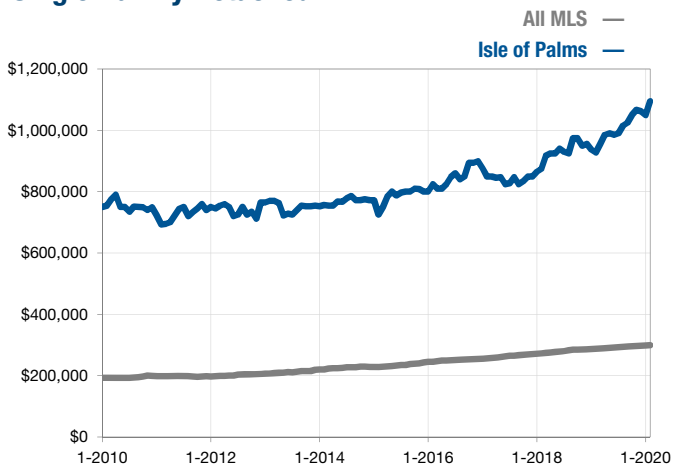
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>15</b>	+ 15.4%	27	<b>26</b>	- 3.7%
Closed Sales	5	<b>8</b>	+ 60.0%	6	<b>14</b>	+ 133.3%
Median Sales Price*	\$754,000	<b>\$459,250</b>	- 39.1%	\$588,000	<b>\$626,000</b>	+ 6.5%
Average Sales Price*	\$613,100	<b>\$535,750</b>	- 12.6%	\$581,250	<b>\$668,881</b>	+ 15.1%
Percent of Original List Price Received*	90.7%	<b>93.9%</b>	+ 3.5%	91.5%	<b>93.4%</b>	+ 2.1%
Days on Market Until Sale	121	<b>65</b>	- 46.3%	109	<b>101</b>	- 7.3%
Inventory of Homes for Sale	74	<b>69</b>	- 6.8%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

