

Local Market Update – March 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	32	24	- 25.0%	98	81	- 17.3%
Closed Sales	22	13	- 40.9%	39	36	- 7.7%
Median Sales Price*	\$1,166,250	\$1,050,000	- 10.0%	\$1,062,500	\$1,067,500	+ 0.5%
Average Sales Price*	\$1,312,447	\$1,152,846	- 12.2%	\$1,268,496	\$1,268,000	- 0.0%
Percent of Original List Price Received*	91.8%	91.2%	- 0.7%	92.4%	90.4%	- 2.2%
Days on Market Until Sale	101	114	+ 12.9%	97	110	+ 13.4%
Inventory of Homes for Sale	152	121	- 20.4%	--	--	--

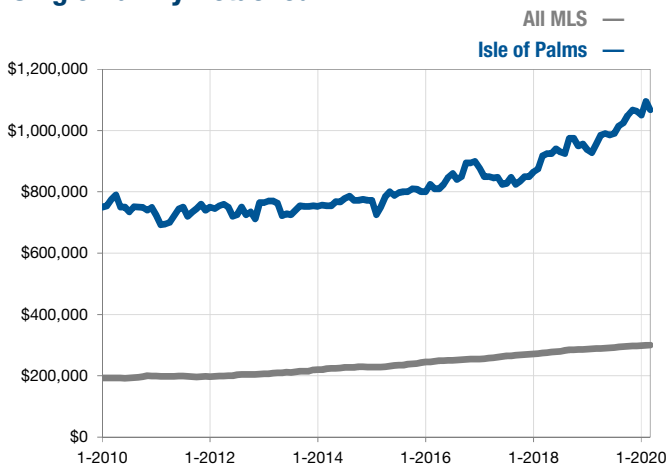
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	17	20	+ 17.6%	44	46	+ 4.5%
Closed Sales	6	5	- 16.7%	12	19	+ 58.3%
Median Sales Price*	\$442,000	\$691,100	+ 56.4%	\$455,500	\$667,000	+ 46.4%
Average Sales Price*	\$508,792	\$711,620	+ 39.9%	\$545,021	\$680,128	+ 24.8%
Percent of Original List Price Received*	95.8%	90.7%	- 5.3%	93.7%	92.6%	- 1.2%
Days on Market Until Sale	55	168	+ 205.5%	82	119	+ 45.1%
Inventory of Homes for Sale	81	81	0.0%	--	--	--

* 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

