

Local Market Update – April 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	35	7	- 80.0%	133	88	- 33.8%
Closed Sales	17	9	- 47.1%	56	45	- 19.6%
Median Sales Price*	\$1,500,000	\$920,000	- 38.7%	\$1,176,250	\$1,065,000	- 9.5%
Average Sales Price*	\$2,146,676	\$1,233,333	- 42.5%	\$1,535,086	\$1,261,067	- 17.9%
Percent of Original List Price Received*	92.5%	92.9%	+ 0.4%	92.4%	90.9%	- 1.6%
Days on Market Until Sale	106	121	+ 14.2%	100	112	+ 12.0%
Inventory of Homes for Sale	159	113	- 28.9%	--	--	--

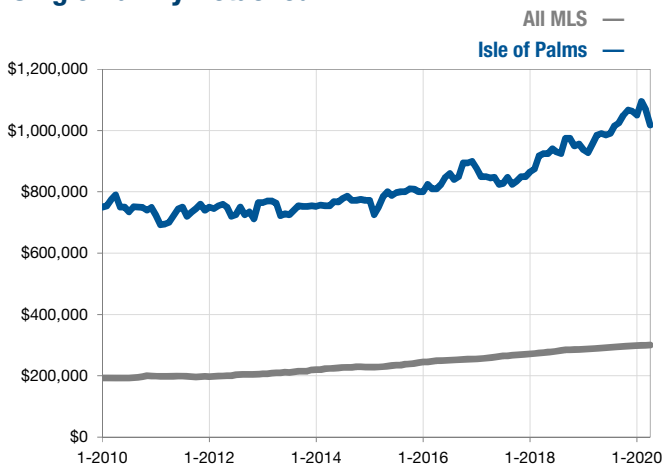
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	13	5	- 61.5%	57	51	- 10.5%
Closed Sales	13	10	- 23.1%	25	29	+ 16.0%
Median Sales Price*	\$510,000	\$625,000	+ 22.5%	\$500,000	\$629,000	+ 25.8%
Average Sales Price*	\$583,692	\$722,900	+ 23.8%	\$565,130	\$694,877	+ 23.0%
Percent of Original List Price Received*	95.8%	93.0%	- 2.9%	94.8%	92.8%	- 2.1%
Days on Market Until Sale	72	90	+ 25.0%	77	109	+ 41.6%
Inventory of Homes for Sale	79	75	- 5.1%	--	--	--

* 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

