

Local Market Update – May 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	31	37	+ 19.4%	164	125	- 23.8%
Closed Sales	22	11	- 50.0%	78	56	- 28.2%
Median Sales Price*	\$1,015,500	\$865,000	- 14.8%	\$1,160,000	\$1,030,000	- 11.2%
Average Sales Price*	\$1,239,705	\$1,168,136	- 5.8%	\$1,451,773	\$1,242,813	- 14.4%
Percent of Original List Price Received*	91.1%	90.7%	- 0.4%	92.1%	90.9%	- 1.3%
Days on Market Until Sale	93	195	+ 109.7%	98	128	+ 30.6%
Inventory of Homes for Sale	160	116	- 27.5%	--	--	--

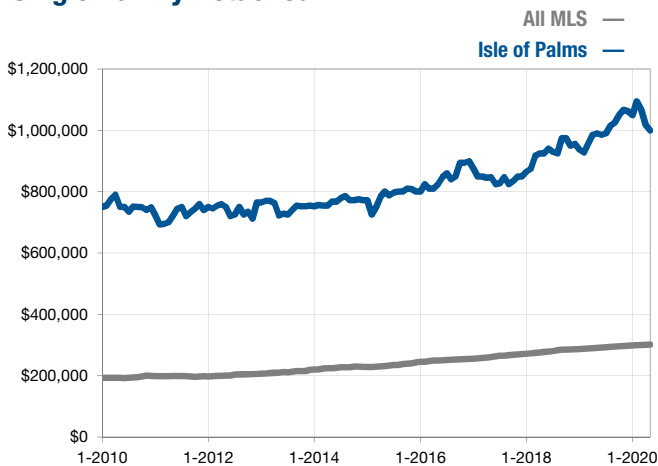
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	15	13	- 13.3%	72	64	- 11.1%
Closed Sales	9	6	- 33.3%	34	35	+ 2.9%
Median Sales Price*	\$475,000	\$521,250	+ 9.7%	\$491,750	\$612,000	+ 24.5%
Average Sales Price*	\$458,889	\$546,750	+ 19.1%	\$537,007	\$669,484	+ 24.7%
Percent of Original List Price Received*	96.5%	93.2%	- 3.4%	95.3%	92.9%	- 2.5%
Days on Market Until Sale	95	102	+ 7.4%	82	108	+ 31.7%
Inventory of Homes for Sale	84	76	- 9.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

