

Local Market Update – June 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	32	18	- 43.8%	196	143	- 27.0%
Closed Sales	19	23	+ 21.1%	97	79	- 18.6%
Median Sales Price*	\$975,000	\$934,500	- 4.2%	\$1,062,500	\$1,000,000	- 5.9%
Average Sales Price*	\$1,200,272	\$1,279,387	+ 6.6%	\$1,402,510	\$1,253,461	- 10.6%
Percent of Original List Price Received*	93.4%	92.1%	- 1.4%	92.3%	91.2%	- 1.2%
Days on Market Until Sale	81	101	+ 24.7%	95	120	+ 26.3%
Inventory of Homes for Sale	165	90	- 45.5%	--	--	--

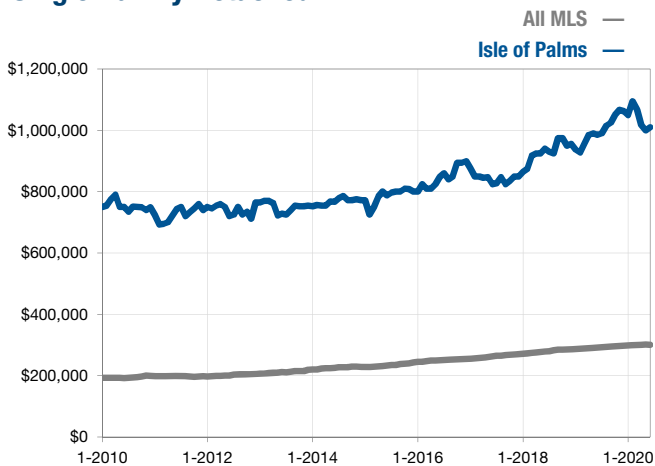
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	June			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	10	13	+ 30.0%	82	77	- 6.1%
Closed Sales	5	15	+ 200.0%	39	50	+ 28.2%
Median Sales Price*	\$364,000	\$520,000	+ 42.9%	\$489,000	\$598,500	+ 22.4%
Average Sales Price*	\$447,800	\$632,400	+ 41.2%	\$525,571	\$658,359	+ 25.3%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	95.3%	93.8%	- 1.6%
Days on Market Until Sale	34	79	+ 132.4%	76	100	+ 31.6%
Inventory of Homes for Sale	81	62	- 23.5%	--	--	--

* 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

