

Local Market Update – July 2020

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	13	29	+ 123.1%	209	172	- 17.7%
Closed Sales	17	28	+ 64.7%	114	107	- 6.1%
Median Sales Price*	\$935,000	\$1,177,500	+ 25.9%	\$1,050,000	\$1,065,000	+ 1.4%
Average Sales Price*	\$1,100,047	\$1,534,863	+ 39.5%	\$1,357,406	\$1,327,099	- 2.2%
Percent of Original List Price Received*	90.2%	92.5%	+ 2.5%	92.0%	91.6%	- 0.4%
Days on Market Until Sale	123	80	- 35.0%	99	110	+ 11.1%
Inventory of Homes for Sale	152	67	- 55.9%	--	--	--

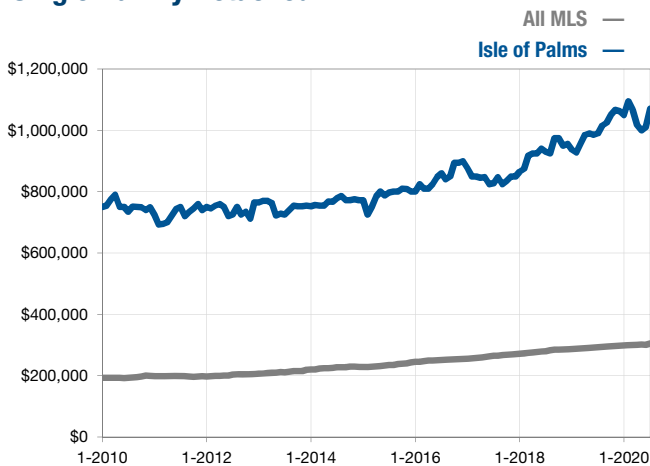
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	8	21	+ 162.5%	90	98	+ 8.9%
Closed Sales	6	17	+ 183.3%	45	67	+ 48.9%
Median Sales Price*	\$390,000	\$570,000	+ 46.2%	\$479,000	\$585,000	+ 22.1%
Average Sales Price*	\$497,033	\$626,471	+ 26.0%	\$521,766	\$650,268	+ 24.6%
Percent of Original List Price Received*	94.3%	93.5%	- 0.8%	95.2%	93.7%	- 1.6%
Days on Market Until Sale	147	127	- 13.6%	85	106	+ 24.7%
Inventory of Homes for Sale	77	58	- 24.7%	--	--	--

* 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

