

# Local Market Update – August 2020

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



## Isle of Palms

Areas 44 & 45

### Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	24	39	+ 62.5%	233	211	- 9.4%
Closed Sales	12	42	+ 250.0%	126	149	+ 18.3%
Median Sales Price*	\$1,716,750	<b>\$1,287,500</b>	- 25.0%	\$1,078,750	<b>\$1,100,000</b>	+ 2.0%
Average Sales Price*	\$2,033,208	<b>\$1,439,962</b>	- 29.2%	\$1,421,768	<b>\$1,358,912</b>	- 4.4%
Percent of Original List Price Received*	89.8%	<b>92.5%</b>	+ 3.0%	91.8%	<b>91.8%</b>	0.0%
Days on Market Until Sale	123	<b>149</b>	+ 21.1%	101	<b>121</b>	+ 19.8%
Inventory of Homes for Sale	160	<b>57</b>	- 64.4%	--	--	--

\* 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.

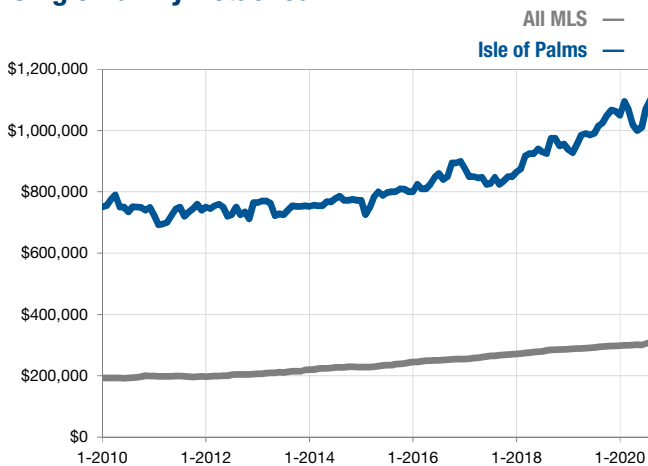
### Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	14	13	- 7.1%	104	111	+ 6.7%
Closed Sales	10	18	+ 80.0%	55	85	+ 54.5%
Median Sales Price*	\$496,000	<b>\$569,000</b>	+ 14.7%	\$479,000	<b>\$585,000</b>	+ 22.1%
Average Sales Price*	\$557,560	<b>\$625,806</b>	+ 12.2%	\$528,274	<b>\$645,087</b>	+ 22.1%
Percent of Original List Price Received*	93.4%	<b>93.7%</b>	+ 0.3%	94.9%	<b>93.7%</b>	- 1.3%
Days on Market Until Sale	179	<b>95</b>	- 46.9%	102	<b>104</b>	+ 2.0%
Inventory of Homes for Sale	77	<b>55</b>	- 28.6%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

