

# Local Market Update – September 2020

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	13	27	+ 107.7%	246	238	- 3.3%
Closed Sales	17	42	+ 147.1%	143	191	+ 33.6%
Median Sales Price*	\$1,045,000	1,100,000	+ 5.3%	\$1,062,500	\$1,100,000	+ 3.5%
Average Sales Price*	\$1,468,700	\$1,259,717	- 14.2%	\$1,427,347	\$1,337,100	- 6.3%
Percent of Original List Price Received*	90.8%	94.6%	+ 4.2%	91.7%	92.4%	+ 0.8%
Days on Market Until Sale	129	71	- 45.0%	104	110	+ 5.8%
Inventory of Homes for Sale	157	48	- 69.4%	--	--	--

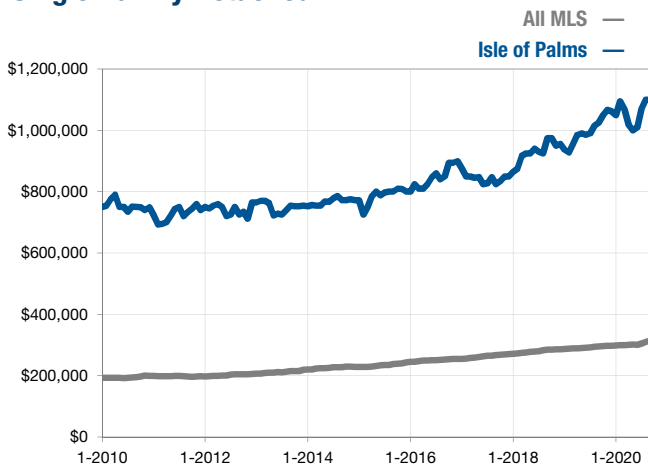
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	9	14	+ 55.6%	113	125	+ 10.6%
Closed Sales	11	18	+ 63.6%	66	103	+ 56.1%
Median Sales Price*	\$594,000	\$545,000	- 8.2%	\$487,000	\$574,000	+ 17.9%
Average Sales Price*	\$735,886	\$670,501	- 8.9%	\$562,876	\$649,529	+ 15.4%
Percent of Original List Price Received*	93.8%	95.7%	+ 2.0%	94.7%	94.0%	- 0.7%
Days on Market Until Sale	107	132	+ 23.4%	103	109	+ 5.8%
Inventory of Homes for Sale	80	48	- 40.0%	--	--	--

\* 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

