

Local Market Update – July 2018

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	18	27	+ 50.0%	184	181	- 1.6%
Closed Sales	18	11	- 38.9%	130	117	- 10.0%
Median Sales Price*	\$912,500	\$827,500	- 9.3%	\$822,500	\$971,000	+ 18.1%
Average Sales Price*	\$1,109,528	\$1,298,773	+ 17.1%	\$1,064,762	\$1,304,076	+ 22.5%
Percent of Original List Price Received*	92.2%	95.0%	+ 3.0%	91.6%	91.9%	+ 0.3%
Days on Market Until Sale	189	101	- 46.6%	139	117	- 15.8%
Inventory of Homes for Sale	148	128	- 13.5%	--	--	--

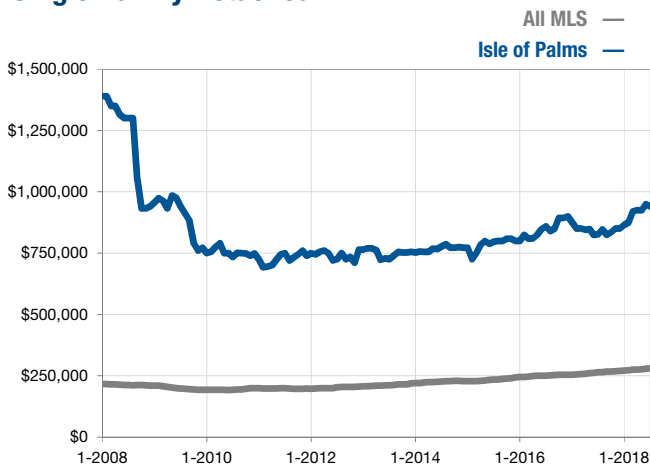
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	93	83	- 10.8%
Closed Sales	8	7	- 12.5%	55	64	+ 16.4%
Median Sales Price*	\$366,000	\$820,000	+ 124.0%	\$505,000	\$490,000	- 3.0%
Average Sales Price*	\$513,500	\$811,429	+ 58.0%	\$522,890	\$573,597	+ 9.7%
Percent of Original List Price Received*	97.2%	93.6%	- 3.7%	94.7%	94.1%	- 0.6%
Days on Market Until Sale	91	73	- 19.8%	132	94	- 28.8%
Inventory of Homes for Sale	74	60	- 18.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

