

Local Market Update – February 2019

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



Isle of Palms

Areas 44 & 45

| Single-Family Detached | February | | | Year to Date | | |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
| | 2018 | 2019 | Percent Change | 2018 | 2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 22 | 28 | + 27.3% | 41 | 64 | + 56.1% |
| Closed Sales | 10 | 10 | 0.0% | 27 | 17 | - 37.0% |
| Median Sales Price* | \$1,019,500 | \$920,000 | - 9.8% | \$1,064,000 | \$910,000 | - 14.5% |
| Average Sales Price* | \$1,252,600 | \$1,178,250 | - 5.9% | \$1,357,481 | \$1,211,618 | - 10.7% |
| Percent of Original List Price Received* | 90.9% | 92.9% | + 2.2% | 89.4% | 93.1% | + 4.1% |
| Days on Market Until Sale | 122 | 106 | - 13.1% | 159 | 91 | - 42.8% |
| Inventory of Homes for Sale | 113 | 137 | + 21.2% | -- | -- | -- |

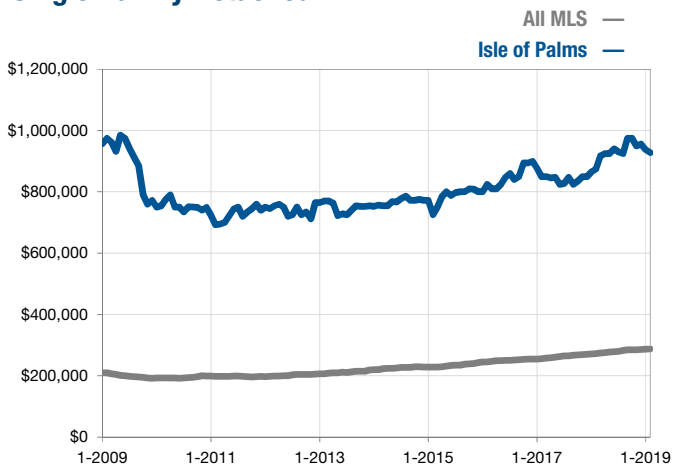
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | February | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | 2018 | 2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 13 | - 18.8% | 28 | 27 | - 3.6% |
| Closed Sales | 6 | 4 | - 33.3% | 14 | 5 | - 64.3% |
| Median Sales Price* | \$515,000 | \$766,500 | + 48.8% | \$502,500 | \$754,000 | + 50.0% |
| Average Sales Price* | \$521,458 | \$666,375 | + 27.8% | \$501,232 | \$617,500 | + 23.2% |
| Percent of Original List Price Received* | 88.5% | 91.1% | + 2.9% | 93.0% | 92.1% | - 1.0% |
| Days on Market Until Sale | 228 | 103 | - 54.8% | 157 | 92 | - 41.4% |
| Inventory of Homes for Sale | 61 | 73 | + 19.7% | -- | -- | -- |

* 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

