

Local Market Update – November 2015

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
New Listings	19	14	- 26.3%	256	239	- 6.6%
Closed Sales	8	5	- 37.5%	131	158	+ 20.6%
Median Sales Price*	\$987,500	\$784,817	- 20.5%	\$770,000	\$804,500	+ 4.5%
Average Sales Price*	\$1,537,500	\$1,007,763	- 34.5%	\$983,454	\$1,016,949	+ 3.4%
Percent of Original List Price Received*	90.6%	92.7%	+ 2.3%	89.0%	90.9%	+ 2.1%
Days on Market Until Sale	126	113	- 10.3%	155	137	- 11.6%
Inventory of Homes for Sale	175	134	- 23.4%	--	--	--

* 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.

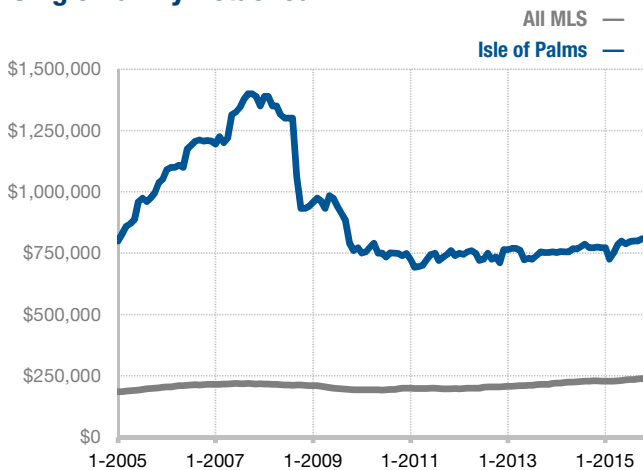
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
New Listings	4	8	+ 100.0%	107	117	+ 9.3%
Closed Sales	5	2	- 60.0%	62	60	- 3.2%
Median Sales Price*	\$382,900	\$332,500	- 13.2%	\$419,250	\$457,375	+ 9.1%
Average Sales Price*	\$404,180	\$332,500	- 17.7%	\$495,203	\$445,833	- 10.0%
Percent of Original List Price Received*	89.4%	76.2%	- 14.8%	92.3%	92.0%	- 0.3%
Days on Market Until Sale	131	108	- 17.6%	144	135	- 6.3%
Inventory of Homes for Sale	78	81	+ 3.8%	--	--	--

* 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

