

Local Market Update – December 2015

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



Isle of Palms

Areas 44 & 45

| Single-Family Detached | December | | | Year to Date | | |
|--|-----------|-------------|----------------|--------------|-------------|----------------|
| | 2014 | 2015 | Percent Change | 2014 | 2015 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 9 | 14 | + 55.6% | 265 | 253 | - 4.5% |
| Closed Sales | 11 | 9 | - 18.2% | 142 | 167 | + 17.6% |
| Median Sales Price* | \$865,000 | \$650,000 | - 24.9% | \$772,500 | \$800,000 | + 3.6% |
| Average Sales Price* | \$978,182 | \$1,072,089 | + 9.6% | \$983,046 | \$1,019,920 | + 3.8% |
| Percent of Original List Price Received* | 90.2% | 94.4% | + 4.7% | 89.1% | 91.1% | + 2.2% |
| Days on Market Until Sale | 158 | 107 | - 32.3% | 156 | 135 | - 13.5% |
| Inventory of Homes for Sale | 158 | 133 | - 15.8% | -- | -- | -- |

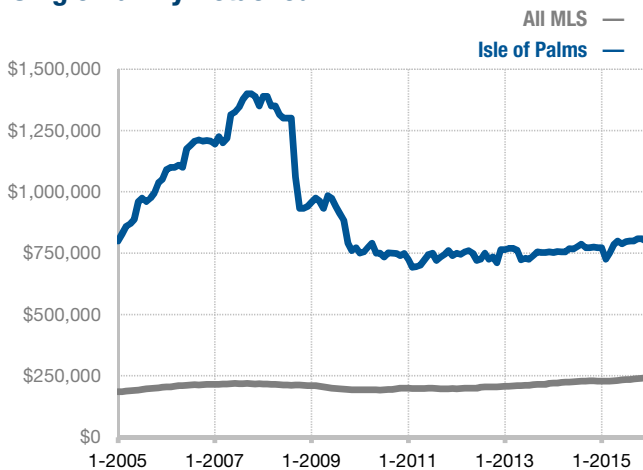
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | December | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2014 | 2015 | Percent Change | 2014 | 2015 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 6 | + 50.0% | 111 | 124 | + 11.7% |
| Closed Sales | 4 | 7 | + 75.0% | 66 | 67 | + 1.5% |
| Median Sales Price* | \$283,000 | \$325,000 | + 14.8% | \$391,450 | \$425,000 | + 8.6% |
| Average Sales Price* | \$284,000 | \$339,429 | + 19.5% | \$482,403 | \$434,716 | - 9.9% |
| Percent of Original List Price Received* | 93.8% | 93.2% | - 0.6% | 92.4% | 92.1% | - 0.3% |
| Days on Market Until Sale | 282 | 76 | - 73.0% | 153 | 128 | - 16.3% |
| Inventory of Homes for Sale | 73 | 72 | - 1.4% | -- | -- | -- |

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

