

Local Market Update – February 2016

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	20	22	+ 10.0%	38	42	+ 10.5%
Closed Sales	16	10	- 37.5%	23	13	- 43.5%
Median Sales Price*	\$700,000	\$1,402,500	+ 100.4%	\$675,000	\$1,325,000	+ 96.3%
Average Sales Price*	\$982,995	\$2,087,599	+ 112.4%	\$1,024,733	\$1,848,923	+ 80.4%
Percent of Original List Price Received*	90.9%	90.5%	- 0.4%	89.4%	89.3%	- 0.1%
Days on Market Until Sale	140	159	+ 13.6%	141	231	+ 63.8%
Inventory of Homes for Sale	157	130	- 17.2%	--	--	--

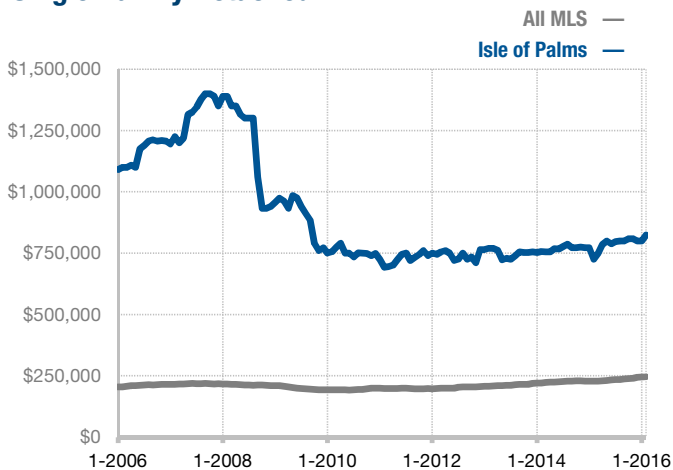
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	11	21	+ 90.9%	19	33	+ 73.7%
Closed Sales	3	8	+ 166.7%	9	13	+ 44.4%
Median Sales Price*	\$465,000	\$594,750	+ 27.9%	\$465,000	\$585,000	+ 25.8%
Average Sales Price*	\$475,667	\$620,438	+ 30.4%	\$436,556	\$559,538	+ 28.2%
Percent of Original List Price Received*	92.6%	92.8%	+ 0.2%	90.0%	93.4%	+ 3.8%
Days on Market Until Sale	126	141	+ 11.9%	123	129	+ 4.9%
Inventory of Homes for Sale	75	83	+ 10.7%	--	--	--

* 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

