

Local Market Update – December 2017

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



Isle of Palms

Areas 44 & 45

Single-Family Detached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	16	11	- 31.3%	270	270	0.0%
Closed Sales	9	13	+ 44.4%	167	193	+ 15.6%
Median Sales Price*	\$955,000	\$1,050,000	+ 9.9%	\$900,000	\$850,000	- 5.6%
Average Sales Price*	\$1,210,611	\$1,572,846	+ 29.9%	\$1,238,597	\$1,141,407	- 7.8%
Percent of Original List Price Received*	90.9%	90.4%	- 0.6%	91.3%	91.9%	+ 0.7%
Days on Market Until Sale	161	76	- 52.8%	148	124	- 16.2%
Inventory of Homes for Sale	121	112	- 7.4%	--	--	--

* 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.

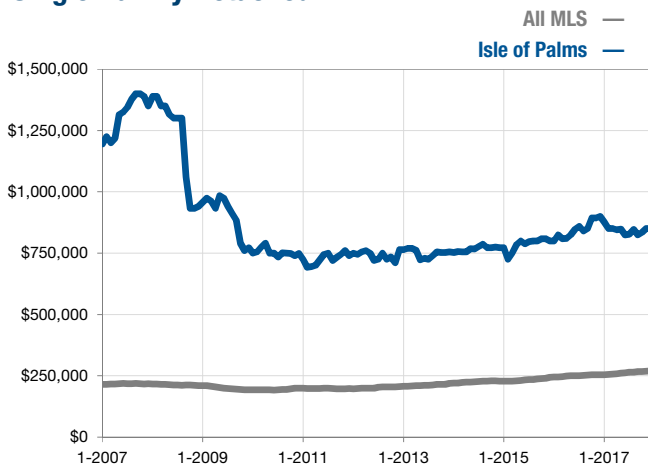
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	3	10	+ 233.3%	132	138	+ 4.5%
Closed Sales	3	9	+ 200.0%	76	95	+ 25.0%
Median Sales Price*	\$440,000	\$559,000	+ 27.0%	\$491,250	\$515,000	+ 4.8%
Average Sales Price*	\$479,667	\$578,056	+ 20.5%	\$508,589	\$539,825	+ 6.1%
Percent of Original List Price Received*	91.3%	97.6%	+ 6.9%	92.9%	94.5%	+ 1.7%
Days on Market Until Sale	198	99	- 50.0%	118	149	+ 26.3%
Inventory of Homes for Sale	77	60	- 22.1%	--	--	--

* 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

