

Local Market Update – February 2018

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



Isle of Palms

Areas 44 & 45

Single-Family Detached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	24	22	- 8.3%	44	41	- 6.8%
Closed Sales	13	10	- 23.1%	31	27	- 12.9%
Median Sales Price*	\$764,000	\$1,019,500	+ 33.4%	\$764,000	\$1,064,000	+ 39.3%
Average Sales Price*	\$1,013,962	\$1,252,600	+ 23.5%	\$921,323	\$1,357,481	+ 47.3%
Percent of Original List Price Received*	86.5%	90.9%	+ 5.1%	88.6%	89.4%	+ 0.9%
Days on Market Until Sale	210	122	- 41.9%	183	159	- 13.1%
Inventory of Homes for Sale	116	107	- 7.8%	--	--	--

* 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	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	13	17	+ 30.8%	24	31	+ 29.2%
Closed Sales	7	6	- 14.3%	9	14	+ 55.6%
Median Sales Price*	\$449,000	\$515,000	+ 14.7%	\$529,000	\$502,500	- 5.0%
Average Sales Price*	\$549,786	\$521,458	- 5.2%	\$551,389	\$501,232	- 9.1%
Percent of Original List Price Received*	94.6%	88.5%	- 6.4%	93.7%	93.0%	- 0.7%
Days on Market Until Sale	137	228	+ 66.4%	154	157	+ 1.9%
Inventory of Homes for Sale	75	61	- 18.7%	--	--	--

* 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

