

# Local Market Update – July 2016

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



## Isle of Palms

Areas 44 & 45

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	14	<b>22</b>	+ 57.1%	171	<b>177</b>	+ 3.5%
Closed Sales	14	<b>9</b>	- 35.7%	121	<b>103</b>	- 14.9%
Median Sales Price*	\$905,000	<b>\$1,595,000</b>	+ 76.2%	\$809,000	<b>\$955,000</b>	+ 18.0%
Average Sales Price*	\$1,160,571	<b>\$1,817,258</b>	+ 56.6%	\$1,055,528	<b>\$1,279,827</b>	+ 21.2%
Percent of Original List Price Received*	92.0%	<b>91.1%</b>	- 1.0%	91.5%	<b>91.1%</b>	- 0.4%
Days on Market Until Sale	136	<b>118</b>	- 13.2%	145	<b>137</b>	- 5.5%
Inventory of Homes for Sale	152	<b>149</b>	- 2.0%	--	--	--

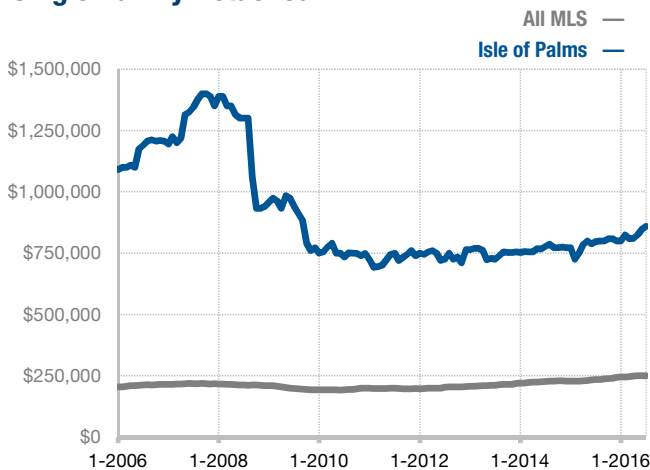
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	9	<b>7</b>	- 22.2%	82	<b>92</b>	+ 12.2%
Closed Sales	5	<b>4</b>	- 20.0%	42	<b>43</b>	+ 2.4%
Median Sales Price*	\$515,000	<b>\$317,500</b>	- 38.3%	\$405,000	<b>\$485,000</b>	+ 19.8%
Average Sales Price*	\$469,400	<b>\$389,375</b>	- 17.0%	\$437,077	<b>\$484,250</b>	+ 10.8%
Percent of Original List Price Received*	95.3%	<b>94.7%</b>	- 0.6%	92.6%	<b>93.5%</b>	+ 1.0%
Days on Market Until Sale	58	<b>40</b>	- 31.0%	143	<b>111</b>	- 22.4%
Inventory of Homes for Sale	84	<b>90</b>	+ 7.1%	--	--	--

\* 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

