

Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS®



Berkeley County

County: BER

- 15.5%

Change in
New Listings
All Properties

+ 5.1%

Change in
Closed Sales
All Properties

- 14.5%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	386	328	- 15.0%	1,069	895	- 16.3%
Closed Sales	164	175	+ 6.7%	365	404	+ 10.7%
Median Sales Price*	\$169,037	\$166,990	- 1.2%	\$166,000	\$161,820	- 2.5%
Average Sales Price*	\$191,673	\$204,684	+ 6.8%	\$198,425	\$201,809	+ 1.7%
Percent of Original List Price Received*	92.8%	91.6%	- 1.3%	93.2%	91.0%	- 2.4%
Days on Market Until Sale	86	106	+ 23.7%	90	102	+ 13.2%
Inventory of Homes for Sale	1,523	1,363	- 10.5%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo Attached

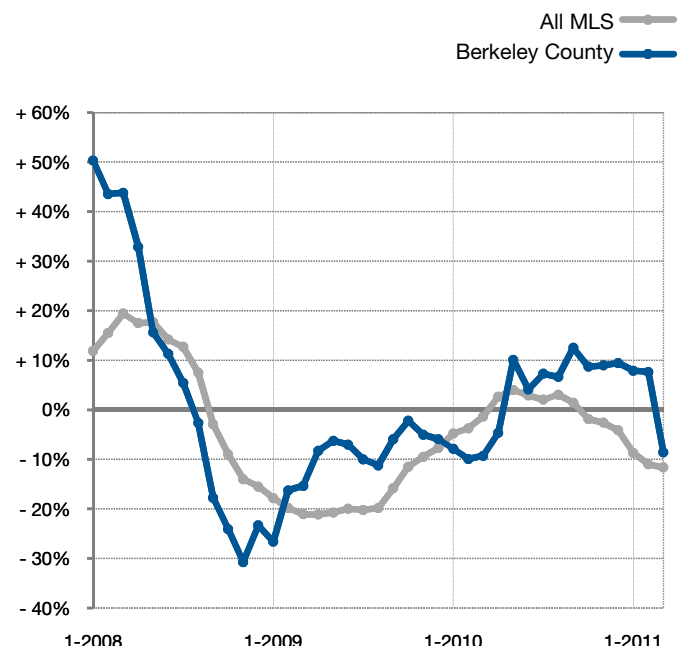
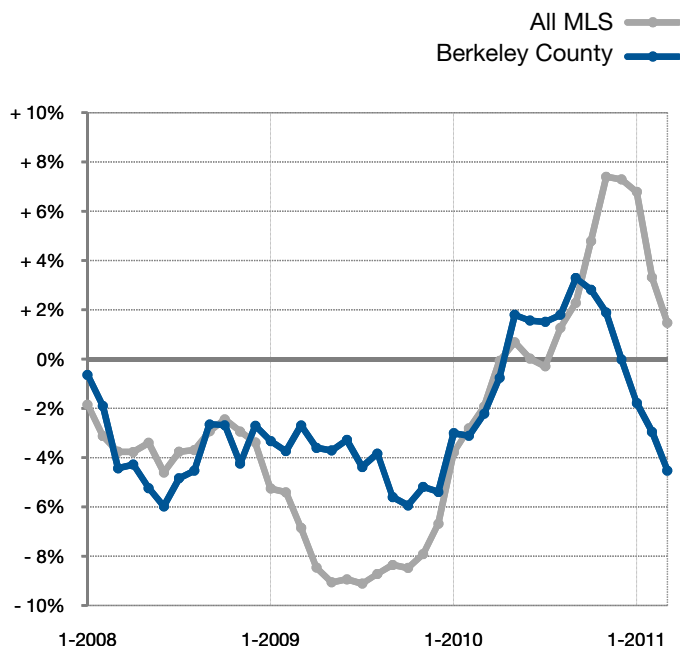
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	40	32	- 20.0%	158	97	- 38.6%
Closed Sales	13	11	- 15.4%	33	37	+ 12.1%
Median Sales Price*	\$125,900	\$59,900	- 52.4%	\$125,000	\$93,495	- 25.2%
Average Sales Price*	\$155,013	\$98,625	- 36.4%	\$158,555	\$118,488	- 25.3%
Percent of Original List Price Received*	89.6%	85.9%	- 4.1%	91.8%	85.4%	- 7.0%
Days on Market Until Sale	155	146	- 5.4%	105	137	+ 30.8%
Inventory of Homes for Sale	340	229	- 32.6%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Single-Family Detached

Townhouse-Condo Attached



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Charleston Trident Association of REALTORS®. | Sponsored by South Carolina REALTORS®. Powered by 10K Research and Marketing. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.