

Local Market Update – March 2011

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



Charleston County

County: CHS

- 20.6%

Change in
New Listings
All Properties

+ 9.0%

Change in
Closed Sales
All Properties

- 17.1%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	930	758	- 18.5%	2,306	1,961	- 15.0%
Closed Sales	304	330	+ 8.6%	721	760	+ 5.4%
Median Sales Price*	\$260,450	\$244,525	- 6.1%	\$259,500	\$246,000	- 5.2%
Average Sales Price*	\$375,095	\$339,551	- 9.5%	\$373,713	\$329,923	- 11.7%
Percent of Original List Price Received*	89.6%	88.1%	- 1.8%	88.6%	88.1%	- 0.5%
Days on Market Until Sale	111	125	+ 12.6%	126	120	- 4.8%
Inventory of Homes for Sale	4,089	3,586	- 12.3%	--	--	--

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

Townhouse-Condo Attached

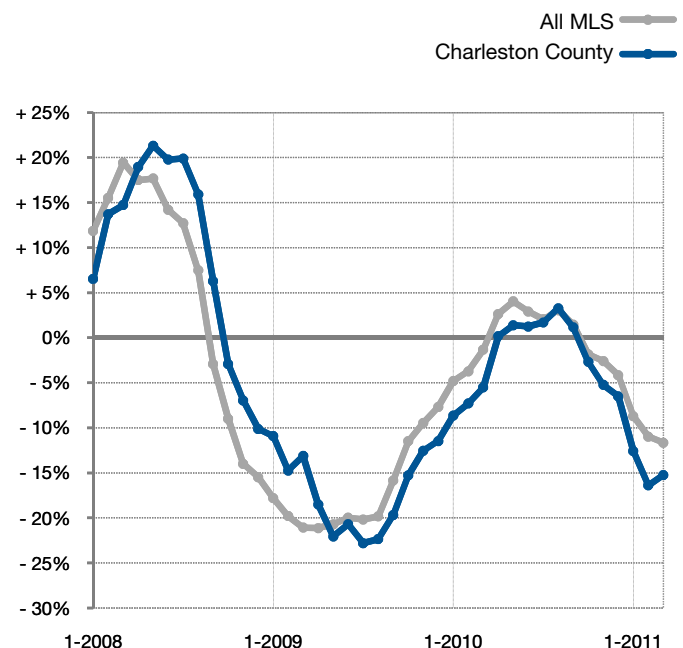
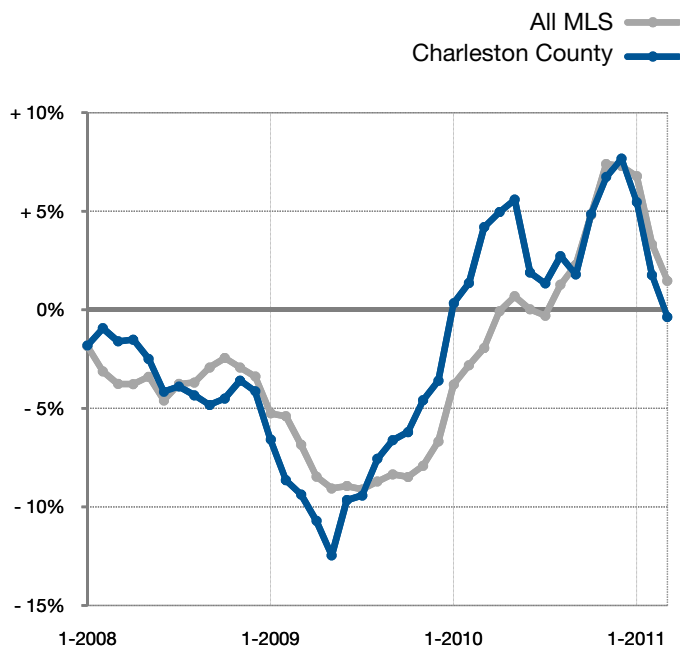
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	310	226	- 27.1%	835	658	- 21.2%
Closed Sales	94	104	+ 10.6%	224	255	+ 13.8%
Median Sales Price*	\$178,500	\$154,995	- 13.2%	\$176,200	\$141,513	- 19.7%
Average Sales Price*	\$245,509	\$257,858	+ 5.0%	\$248,931	\$229,743	- 7.7%
Percent of Original List Price Received*	88.7%	86.7%	- 2.3%	88.1%	85.8%	- 2.6%
Days on Market Until Sale	132	125	- 5.2%	151	127	- 16.0%
Inventory of Homes for Sale	2,087	1,532	- 26.6%	--	--	--

* 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.