

# Local Market Update – March 2011

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



## Daniel Island

Area 77

**- 32.5%**

Change in  
**New Listings**  
All Properties

**+ 6.7%**

Change in  
**Closed Sales**  
All Properties

**- 28.9%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	30	<b>22</b>	- 26.7%	85	<b>76</b>	- 10.6%
Closed Sales	11	<b>15</b>	+ 36.4%	25	<b>30</b>	+ 20.0%
Median Sales Price*	\$530,000	<b>\$531,890</b>	+ 0.4%	\$574,571	<b>\$543,779</b>	- 5.4%
Average Sales Price*	\$563,329	<b>\$608,362</b>	+ 8.0%	\$617,020	<b>\$649,300</b>	+ 5.2%
Percent of Original List Price Received*	92.8%	<b>95.1%</b>	+ 2.5%	94.3%	<b>92.0%</b>	- 2.5%
Days on Market Until Sale	74	<b>129</b>	+ 74.5%	97	<b>134</b>	+ 38.1%
Inventory of Homes for Sale	139	<b>116</b>	- 16.5%	--	--	--

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

### Townhouse-Condo Attached

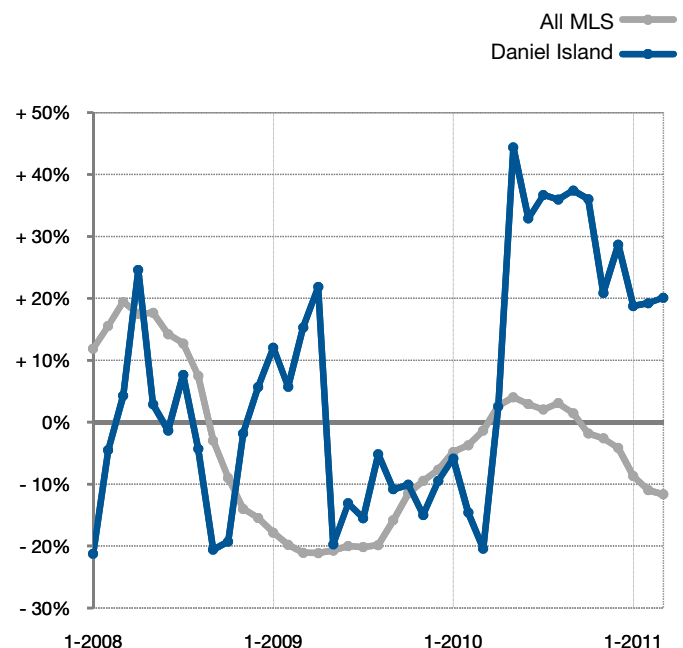
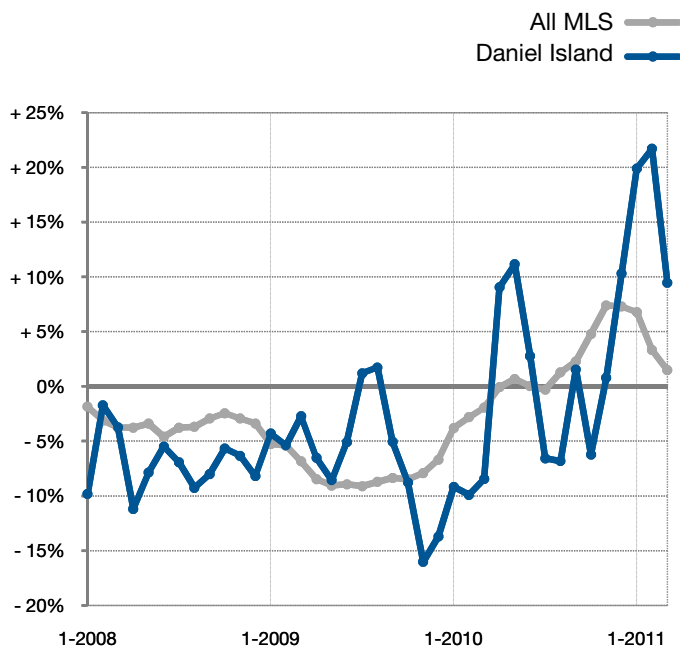
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	<b>5</b>	- 50.0%	46	<b>33</b>	- 28.3%
Closed Sales	4	<b>1</b>	- 75.0%	8	<b>9</b>	+ 12.5%
Median Sales Price*	\$251,000	<b>\$278,000</b>	+ 10.8%	\$290,000	<b>\$200,000</b>	- 31.0%
Average Sales Price*	\$243,625	<b>\$278,000</b>	+ 14.1%	\$327,857	<b>\$214,723</b>	- 34.5%
Percent of Original List Price Received*	82.6%	<b>87.1%</b>	+ 5.5%	85.1%	<b>86.5%</b>	+ 1.6%
Days on Market Until Sale	337	<b>532</b>	+ 57.7%	240	<b>243</b>	+ 1.6%
Inventory of Homes for Sale	162	<b>98</b>	- 39.5%	--	--	--

\* 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.