

Local Market Update – March 2011

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



Dorchester Road Corridor

Area 61

- 9.7%

Change in
New Listings
All Properties

- 4.0%

Change in
Closed Sales
All Properties

- 14.3%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	111	97	- 12.6%	321	260	- 19.0%
Closed Sales	46	42	- 8.7%	95	101	+ 6.3%
Median Sales Price*	\$146,821	\$173,923	+ 18.5%	\$151,500	\$167,000	+ 10.2%
Average Sales Price*	\$161,238	\$165,098	+ 2.4%	\$164,655	\$171,154	+ 3.9%
Percent of Original List Price Received*	93.4%	93.9%	+ 0.5%	92.6%	91.0%	- 1.8%
Days on Market Until Sale	75	68	- 8.9%	78	84	+ 7.6%
Inventory of Homes for Sale	383	354	- 7.6%	--	--	--

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

Townhouse-Condo Attached

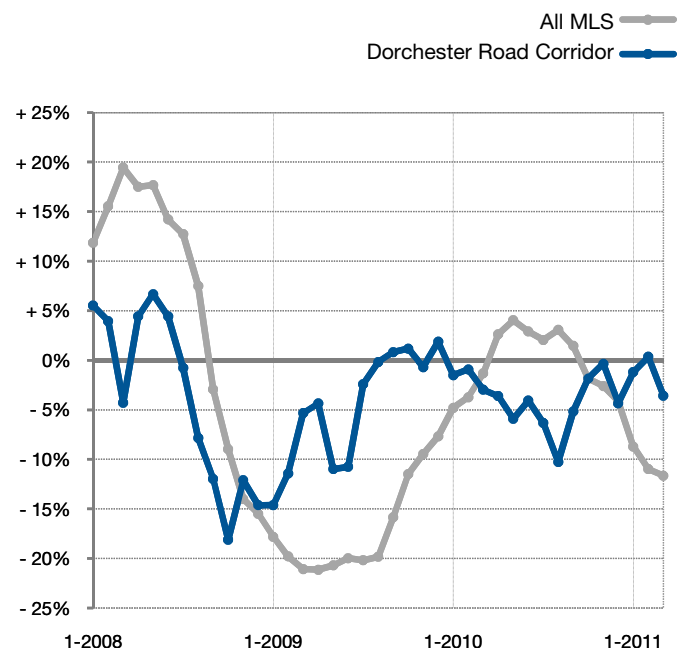
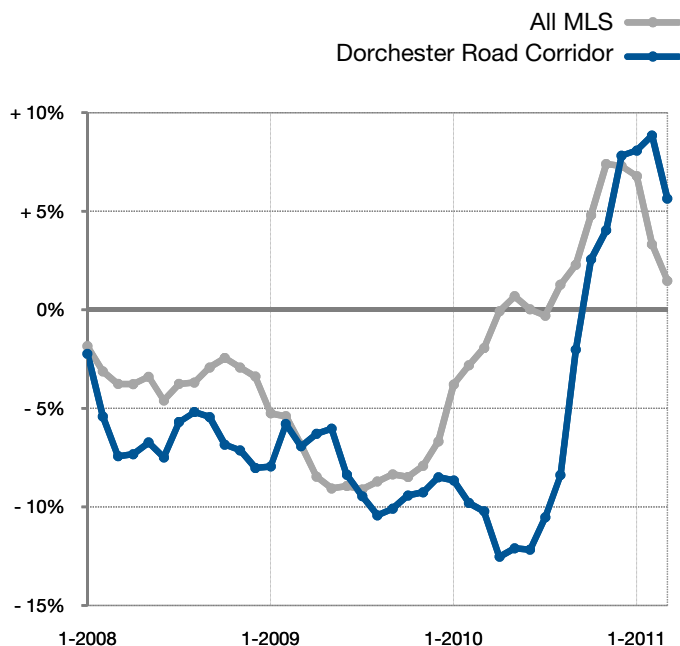
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	15	+ 15.4%	47	47	0.0%
Closed Sales	4	6	+ 50.0%	18	15	- 16.7%
Median Sales Price*	\$105,750	\$104,900	- 0.8%	\$114,500	\$104,500	- 8.7%
Average Sales Price*	\$108,250	\$112,583	+ 4.0%	\$116,212	\$108,412	- 6.7%
Percent of Original List Price Received*	92.9%	93.9%	+ 1.0%	94.2%	94.2%	- 0.0%
Days on Market Until Sale	77	61	- 21.0%	112	88	- 21.3%
Inventory of Homes for Sale	105	64	- 39.0%	--	--	--

* 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.