

Local Market Update – March 2011

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



Downtown Charleston

Area 51

- 14.0%

Change in
New Listings
All Properties

+ 4.0%

Change in
Closed Sales
All Properties

- 24.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	49	47	- 4.1%	120	108	- 10.0%
Closed Sales	16	14	- 12.5%	29	33	+ 13.8%
Median Sales Price*	\$822,500	\$519,000	- 36.9%	\$885,000	\$502,000	- 43.3%
Average Sales Price*	\$925,767	\$714,769	- 22.8%	\$954,107	\$759,733	- 20.4%
Percent of Original List Price Received*	88.3%	88.2%	- 0.1%	85.9%	86.6%	+ 0.9%
Days on Market Until Sale	137	183	+ 33.2%	187	164	- 12.5%
Inventory of Homes for Sale	311	247	- 20.6%	--	--	--

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

Townhouse-Condo Attached

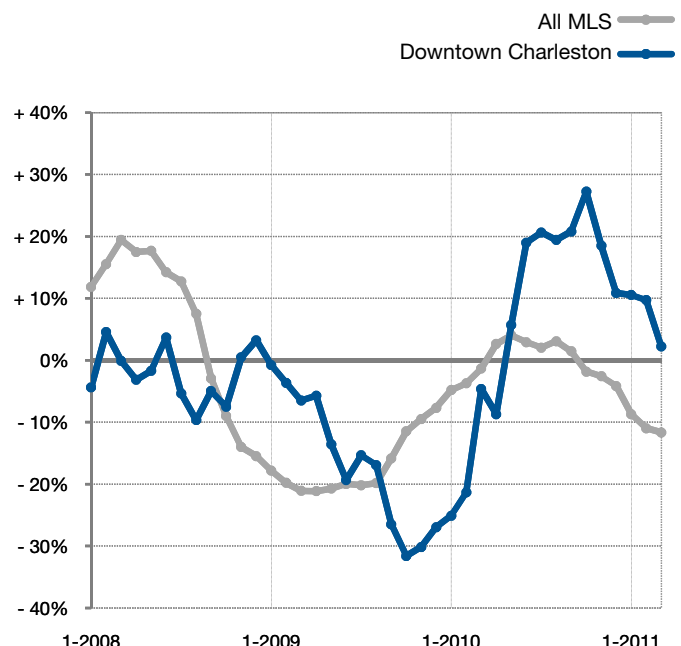
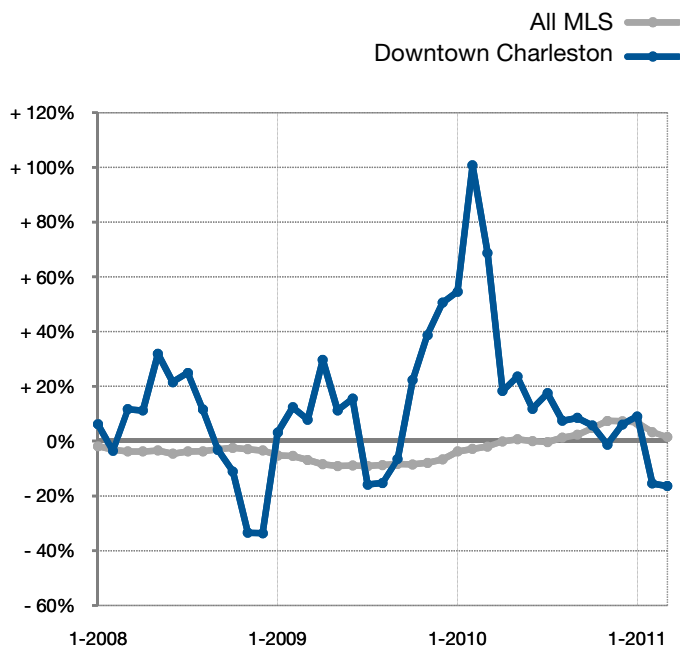
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	44	33	- 25.0%	117	92	- 21.4%
Closed Sales	9	12	+ 33.3%	28	28	0.0%
Median Sales Price*	\$540,000	\$489,500	- 9.4%	\$475,750	\$425,000	- 10.7%
Average Sales Price*	\$530,111	\$752,083	+ 41.9%	\$538,796	\$567,587	+ 5.3%
Percent of Original List Price Received*	91.0%	86.2%	- 5.2%	83.2%	84.2%	+ 1.2%
Days on Market Until Sale	112	200	+ 78.7%	190	226	+ 18.6%
Inventory of Homes for Sale	435	317	- 27.1%	--	--	--

* 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.