

Local Market Update – March 2011

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



Folly Beach

Area 22

- 25.0% **+ 133.3%** **- 32.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	14	- 12.5%	37	30	- 18.9%
Closed Sales	3	8	+ 166.7%	8	18	+ 125.0%
Median Sales Price*	\$578,000	\$440,000	- 23.9%	\$550,000	\$450,000	- 18.2%
Average Sales Price*	\$578,000	\$539,141	- 6.7%	\$592,749	\$492,468	- 16.9%
Percent of Original List Price Received*	80.7%	83.8%	+ 3.8%	78.2%	81.8%	+ 4.6%
Days on Market Until Sale	265	231	- 12.8%	329	221	- 32.6%
Inventory of Homes for Sale	104	91	- 12.5%	--	--	--

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

Townhouse-Condo Attached

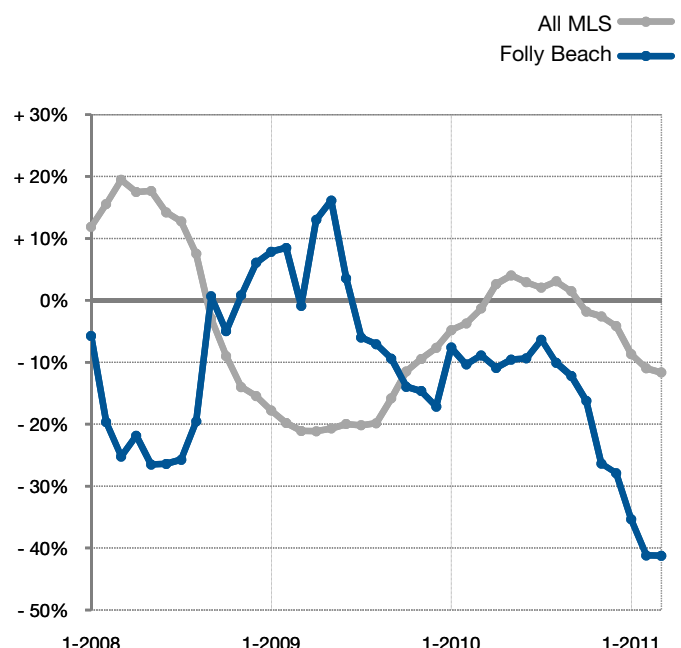
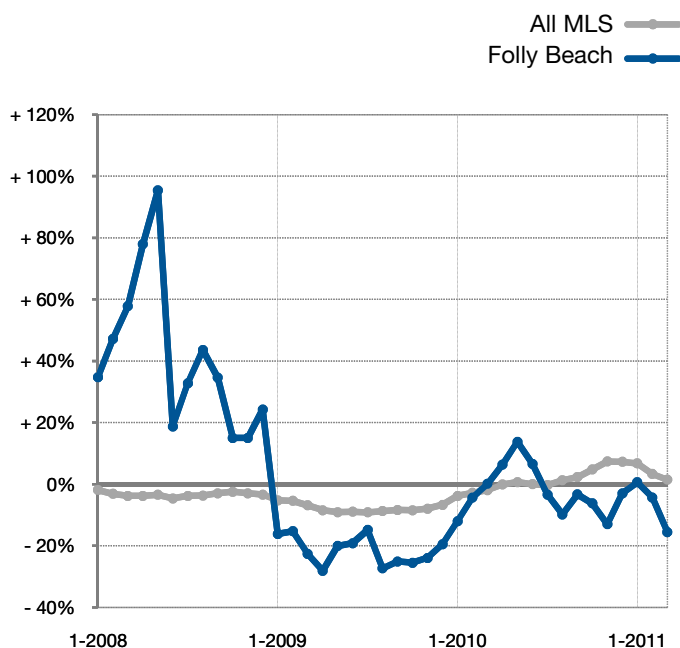
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	16	- 33.3%	63	35	- 44.4%
Closed Sales	3	6	+ 100.0%	13	15	+ 15.4%
Median Sales Price*	\$345,000	\$252,500	- 26.8%	\$338,750	\$210,000	- 38.0%
Average Sales Price*	\$336,800	\$261,250	- 22.4%	\$337,966	\$226,795	- 32.9%
Percent of Original List Price Received*	77.7%	90.2%	+ 16.1%	83.4%	86.2%	+ 3.4%
Days on Market Until Sale	266	52	- 80.6%	189	96	- 48.8%
Inventory of Homes for Sale	129	67	- 48.1%	--	--	--

* 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.