

Local Market Update – March 2011

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



Goose Creek / Monck's Corner

Areas 72, 73, 74 & 76

- 11.9%

+ 6.0%

- 12.7%

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	264	232	- 12.1%	744	623	- 16.3%
Closed Sales	126	133	+ 5.6%	282	300	+ 6.4%
Median Sales Price*	\$160,040	\$158,861	- 0.7%	\$159,900	\$152,000	- 4.9%
Average Sales Price*	\$164,876	\$160,790	- 2.5%	\$163,175	\$153,798	- 5.7%
Percent of Original List Price Received*	93.6%	92.2%	- 1.5%	93.6%	91.7%	- 2.0%
Days on Market Until Sale	88	99	+ 12.6%	87	96	+ 9.9%
Inventory of Homes for Sale	1,003	869	- 13.4%	--	--	--

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

Townhouse-Condo Attached

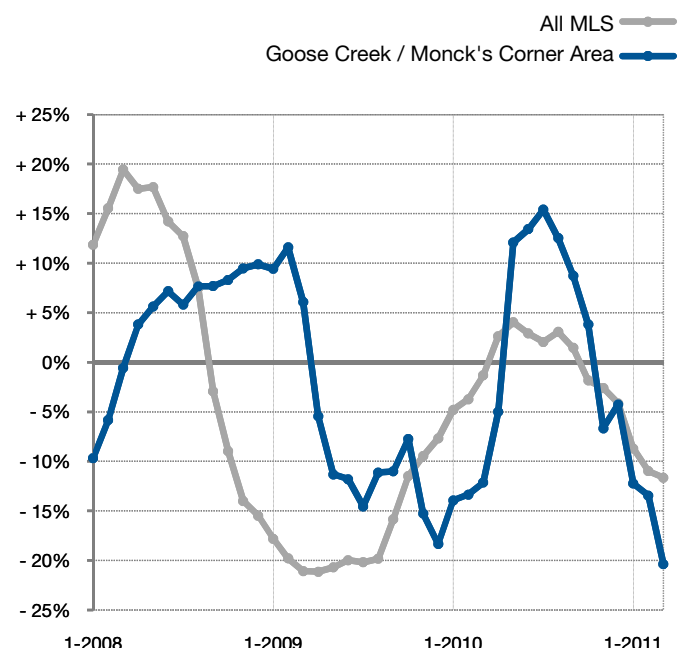
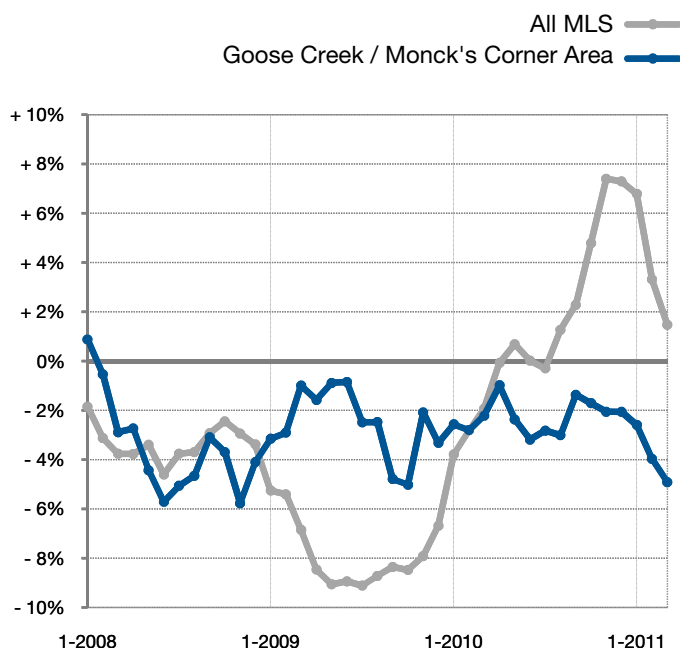
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	21	19	- 9.5%	82	49	- 40.2%
Closed Sales	8	9	+ 12.5%	22	18	- 18.2%
Median Sales Price*	\$125,000	\$55,500	- 55.6%	\$118,950	\$59,900	- 49.6%
Average Sales Price*	\$123,521	\$72,431	- 41.4%	\$115,948	\$74,552	- 35.7%
Percent of Original List Price Received*	94.9%	86.0%	- 9.4%	95.5%	84.8%	- 11.2%
Days on Market Until Sale	66	74	+ 12.1%	65	116	+ 79.0%
Inventory of Homes for Sale	111	103	- 7.2%	--	--	--

* 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.