

# Local Market Update – March 2011

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



## Greater Summerville Area

Areas 62 & 63

**- 28.5%**

**+ 8.0%**

**- 19.1%**

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	273	191	- 30.0%	662	521	- 21.3%
Closed Sales	91	102	+ 12.1%	213	235	+ 10.3%
Median Sales Price*	\$159,900	<b>\$159,638</b>	- 0.2%	\$158,000	<b>\$159,900</b>	+ 1.2%
Average Sales Price*	\$174,626	<b>\$165,663</b>	- 5.1%	\$171,207	<b>\$170,401</b>	- 0.5%
Percent of Original List Price Received*	93.6%	<b>91.6%</b>	- 2.1%	92.8%	<b>90.7%</b>	- 2.2%
Days on Market Until Sale	75	97	+ 29.9%	84	115	+ 36.5%
Inventory of Homes for Sale	932	777	- 16.6%	--	--	--

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

### Townhouse-Condo Attached

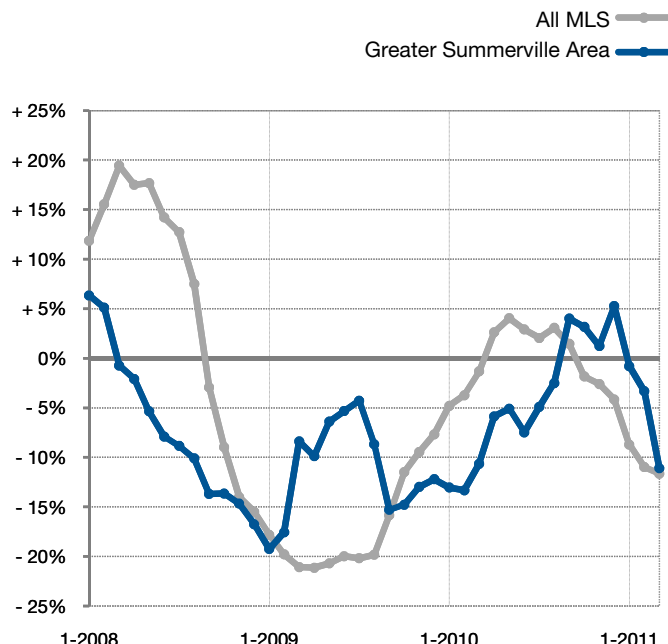
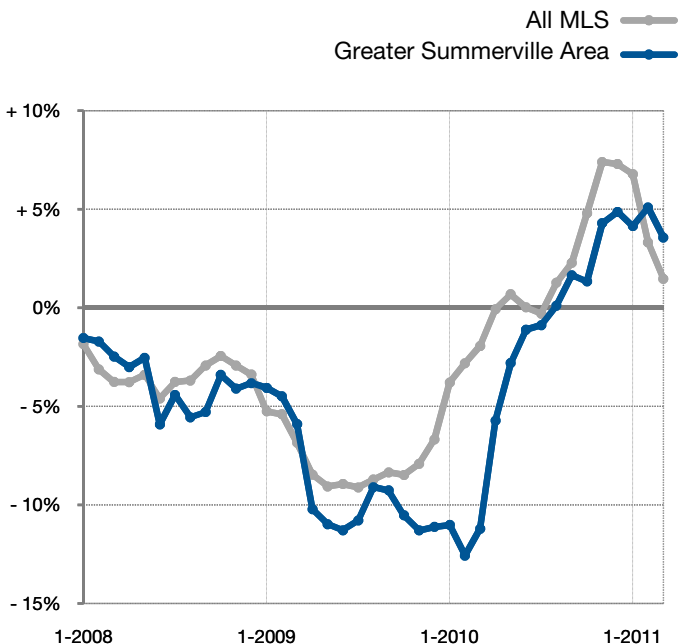
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	10	+ 25.0%	45	32	- 28.9%
Closed Sales	9	6	- 33.3%	16	21	+ 31.3%
Median Sales Price*	\$108,900	<b>\$89,900</b>	- 17.4%	\$111,000	<b>\$92,300</b>	- 16.8%
Average Sales Price*	\$100,952	<b>\$89,783</b>	- 11.1%	\$105,085	<b>\$100,667</b>	- 4.2%
Percent of Original List Price Received*	98.5%	<b>75.6%</b>	- 23.3%	95.9%	<b>79.3%</b>	- 17.3%
Days on Market Until Sale	54	231	+ 324.3%	123	184	+ 49.6%
Inventory of Homes for Sale	114	69	- 39.5%	--	--	--

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## 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.