

Local Market Update – March 2011

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



James Island

Area 21

- 38.7% **- 18.2%** **- 20.3%**

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	116	67	- 42.2%	276	188	- 31.9%
Closed Sales	47	31	- 34.0%	91	79	- 13.2%
Median Sales Price*	\$252,450	\$219,000	- 13.3%	\$241,000	\$204,500	- 15.1%
Average Sales Price*	\$274,047	\$258,477	- 5.7%	\$267,405	\$227,586	- 14.9%
Percent of Original List Price Received*	88.3%	86.4%	- 2.2%	88.7%	84.8%	- 4.4%
Days on Market Until Sale	105	115	+ 9.6%	120	120	- 0.3%
Inventory of Homes for Sale	375	313	- 16.5%	--	--	--

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

Townhouse-Condo Attached

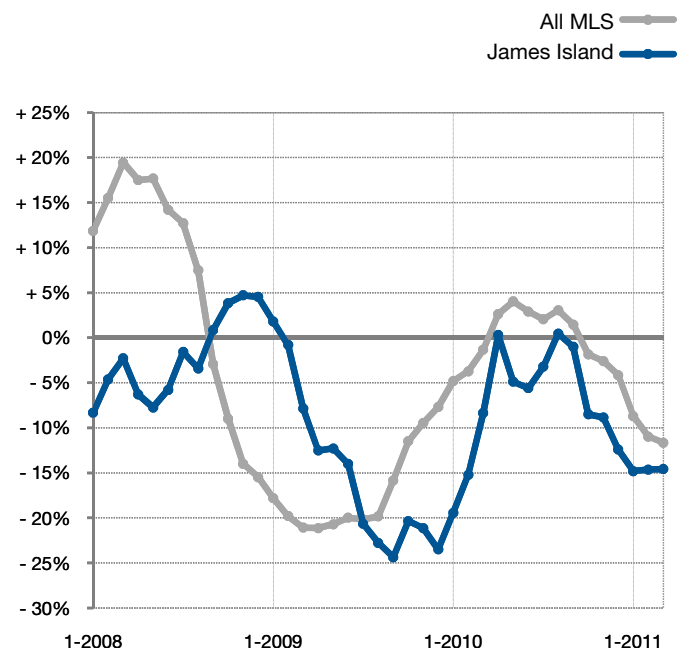
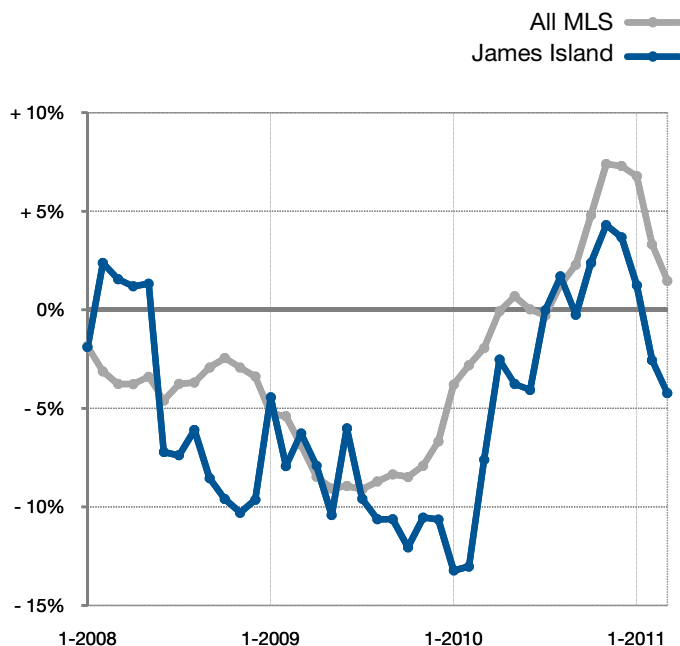
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	34	25	- 26.5%	84	79	- 6.0%
Closed Sales	8	14	+ 75.0%	15	29	+ 93.3%
Median Sales Price*	\$152,500	\$131,600	- 13.7%	\$159,000	\$128,000	- 19.5%
Average Sales Price*	\$187,000	\$131,589	- 29.6%	\$173,800	\$137,009	- 21.2%
Percent of Original List Price Received*	90.9%	88.3%	- 3.0%	87.8%	88.2%	+ 0.4%
Days on Market Until Sale	95	110	+ 15.3%	158	115	- 27.6%
Inventory of Homes for Sale	156	110	- 29.5%	--	--	--

* 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.