

Local Market Update – March 2011

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



Kiawah and Seabrook Islands

Area 25

- 10.0%

Change in
New Listings
All Properties

- 52.9%

Change in
Closed Sales
All Properties

- 5.5%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	16	- 36.0%	67	62	- 7.5%
Closed Sales	10	4	- 60.0%	18	11	- 38.9%
Median Sales Price*	\$770,625	\$575,000	- 25.4%	\$721,250	\$410,000	- 43.2%
Average Sales Price*	\$930,925	\$552,500	- 40.7%	\$838,556	\$471,100	- 43.8%
Percent of Original List Price Received*	81.1%	83.8%	+ 3.3%	83.0%	86.5%	+ 4.2%
Days on Market Until Sale	165	277	+ 67.8%	168	163	- 3.0%
Inventory of Homes for Sale	198	189	- 4.5%	--	--	--

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

Townhouse-Condo Attached

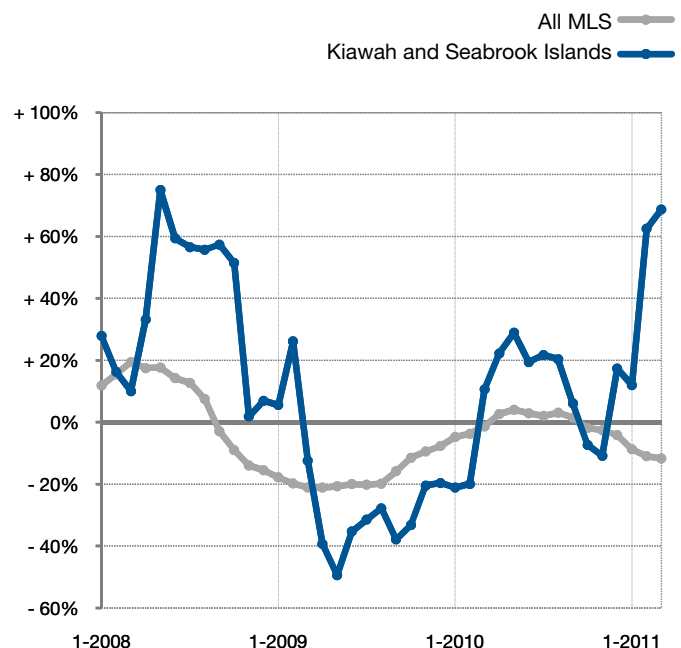
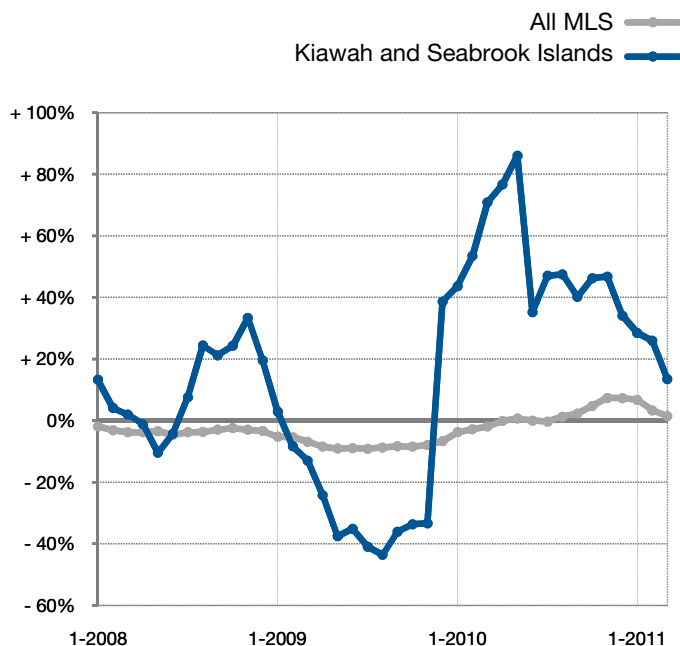
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	20	+ 33.3%	35	44	+ 25.7%
Closed Sales	7	4	- 42.9%	10	11	+ 10.0%
Median Sales Price*	\$327,000	\$316,250	- 3.3%	\$225,000	\$325,000	+ 44.4%
Average Sales Price*	\$310,250	\$291,875	- 5.9%	\$289,167	\$324,000	+ 12.0%
Percent of Original List Price Received*	77.0%	84.8%	+ 10.2%	78.5%	84.2%	+ 7.3%
Days on Market Until Sale	308	219	- 28.9%	271	213	- 21.1%
Inventory of Homes for Sale	167	156	- 6.6%	--	--	--

* 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.