

Local Market Update – March 2011

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



Upper Mount Pleasant

Area 41

+ 21.6% **+ 25.0%** **+ 18.4%**

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	78	110	+ 41.0%	193	277	+ 43.5%
Closed Sales	25	36	+ 44.0%	57	99	+ 73.7%
Median Sales Price*	\$385,000	\$337,500	- 12.3%	\$360,000	\$348,000	- 3.3%
Average Sales Price*	\$521,040	\$432,944	- 16.9%	\$431,405	\$399,754	- 7.3%
Percent of Original List Price Received*	90.7%	87.8%	- 3.2%	90.0%	89.4%	- 0.7%
Days on Market Until Sale	133	129	- 2.7%	150	121	- 19.4%
Inventory of Homes for Sale	304	393	+ 29.3%	--	--	--

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

Townhouse-Condo Attached

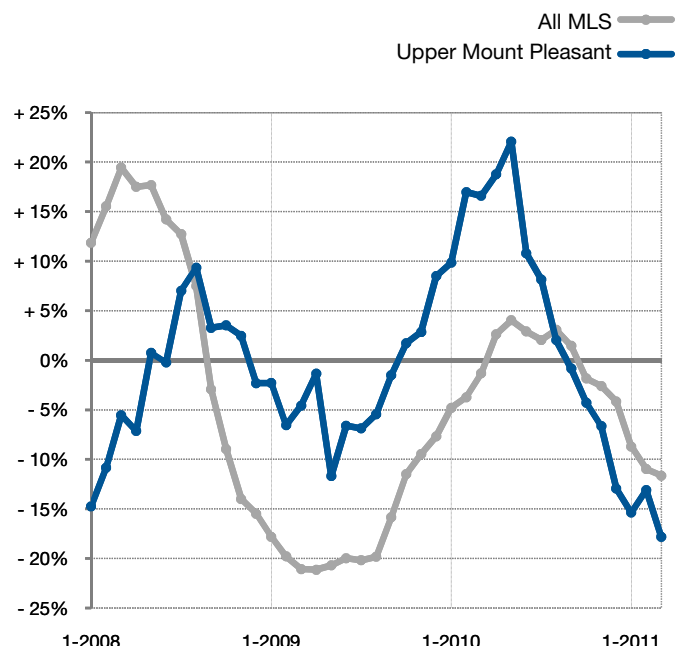
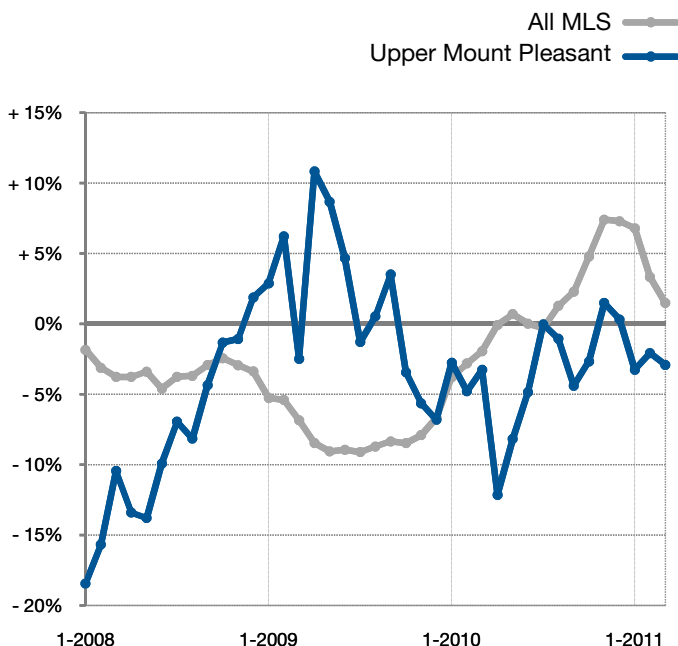
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	14	- 41.7%	75	73	- 2.7%
Closed Sales	11	9	- 18.2%	23	27	+ 17.4%
Median Sales Price*	\$220,000	\$135,000	- 38.6%	\$225,000	\$168,000	- 25.3%
Average Sales Price*	\$223,924	\$178,954	- 20.1%	\$225,150	\$208,344	- 7.5%
Percent of Original List Price Received*	92.4%	85.2%	- 7.8%	90.2%	91.7%	+ 1.7%
Days on Market Until Sale	147	150	+ 1.8%	176	97	- 45.0%
Inventory of Homes for Sale	125	115	- 8.0%	--	--	--

* 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.