

# Local Market Update – March 2011

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



## West Ashley Area

Areas 11 & 12

**- 12.0%**      **+ 15.6%**      **- 3.3%**

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	151	133	- 11.9%	414	339	- 18.1%
Closed Sales	57	69	+ 21.1%	145	143	- 1.4%
Median Sales Price*	\$205,000	<b>\$175,450</b>	- 14.4%	\$220,000	<b>\$195,000</b>	- 11.4%
Average Sales Price*	\$209,478	<b>\$199,914</b>	- 4.6%	\$242,052	<b>\$213,400</b>	- 11.8%
Percent of Original List Price Received*	90.7%	<b>89.6%</b>	- 1.2%	89.9%	<b>90.2%</b>	+ 0.2%
Days on Market Until Sale	105	111	+ 5.8%	110	100	- 8.5%
Inventory of Homes for Sale	522	516	- 1.1%	--	--	--

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

### Townhouse-Condo Attached

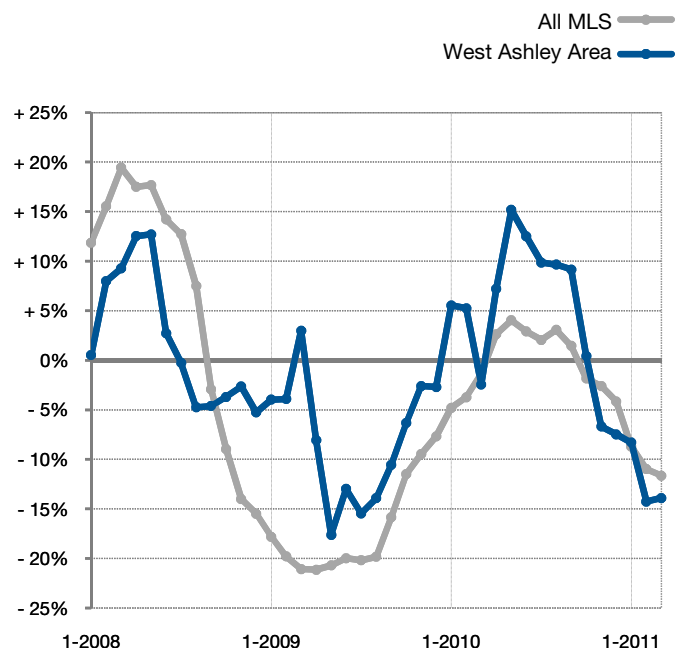
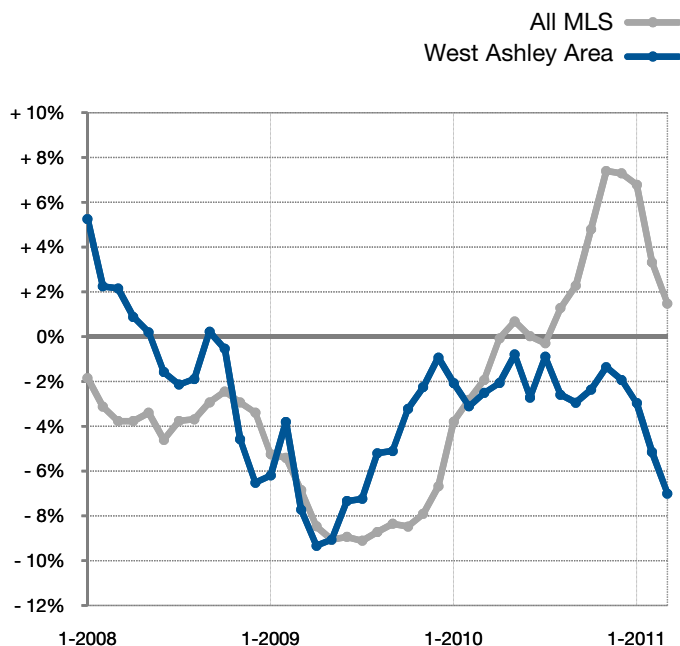
	March			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	49	43	- 12.2%	141	130	- 7.8%
Closed Sales	20	20	0.0%	48	45	- 6.3%
Median Sales Price*	\$164,500	<b>\$133,745</b>	- 18.7%	\$155,000	<b>\$124,500</b>	- 19.7%
Average Sales Price*	\$161,959	<b>\$126,620</b>	- 21.8%	\$153,391	<b>\$121,387</b>	- 20.9%
Percent of Original List Price Received*	88.8%	<b>87.5%</b>	- 1.5%	91.2%	<b>88.0%</b>	- 3.5%
Days on Market Until Sale	91	91	+ 0.2%	118	93	- 20.9%
Inventory of Homes for Sale	238	219	- 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.