

Local Market Update – April 2011

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



Berkeley County

County: BER

- 9.1%

Change in
New Listings
All Properties

- 24.6%

Change in
Closed Sales
All Properties

- 8.7%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	342	303	- 11.4%	1,408	1,200	- 14.8%
Closed Sales	187	153	- 18.2%	552	564	+ 2.2%
Median Sales Price*	\$168,000	\$145,000	- 13.7%	\$166,825	\$158,361	- 5.1%
Average Sales Price*	\$224,710	\$190,899	- 15.0%	\$207,022	\$198,622	- 4.1%
Percent of Original List Price Received*	93.7%	89.9%	- 4.1%	93.4%	90.7%	- 2.8%
Days on Market Until Sale	112	97	- 14.2%	98	101	+ 2.9%
Inventory of Homes for Sale	1,413	1,356	- 4.0%	--	--	--

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

Townhouse-Condo Attached

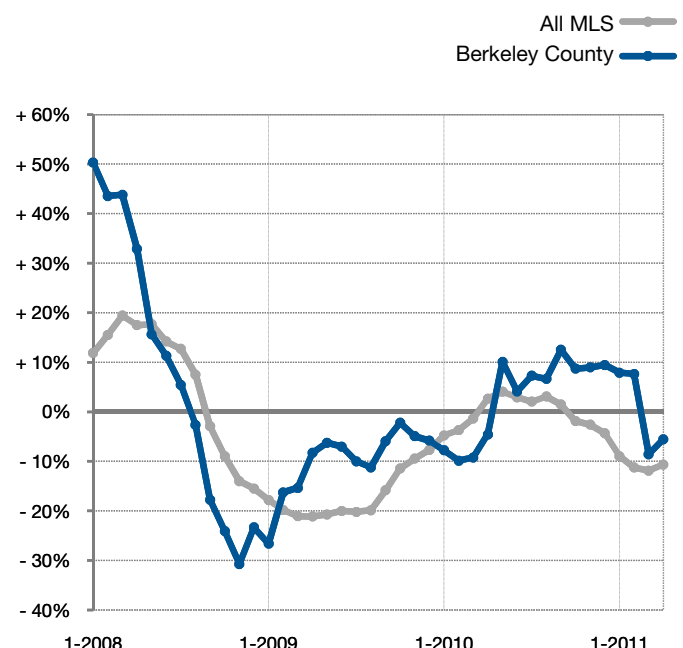
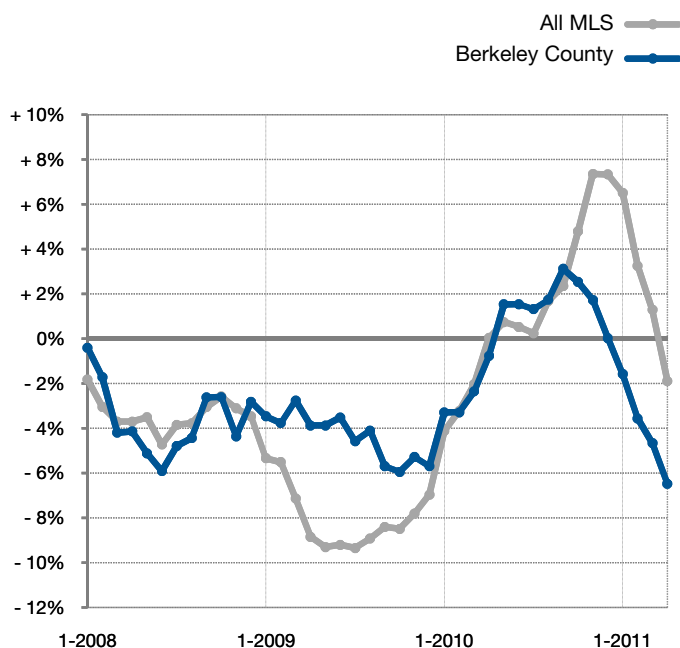
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	43	47	+ 9.3%	202	144	- 28.7%
Closed Sales	37	16	- 56.8%	70	53	- 24.3%
Median Sales Price*	\$124,900	\$132,000	+ 5.7%	\$124,900	\$100,500	- 19.5%
Average Sales Price*	\$156,446	\$161,467	+ 3.2%	\$158,032	\$128,906	- 18.4%
Percent of Original List Price Received*	89.6%	84.6%	- 5.6%	90.6%	85.1%	- 6.0%
Days on Market Until Sale	118	153	+ 29.5%	112	142	+ 26.7%
Inventory of Homes for Sale	306	214	- 30.1%	--	--	--

* 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.