

# Local Market Update – April 2011

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



## Charleston County

County: CHS

**- 24.7%**

Change in  
**New Listings**  
All Properties

**+ 3.7%**

Change in  
**Closed Sales**  
All Properties

**- 15.4%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	802	593	- 26.1%	3,105	2,554	- 17.7%
Closed Sales	342	327	- 4.4%	1,062	1,099	+ 3.5%
Median Sales Price*	\$240,000	<b>\$225,000</b>	- 6.3%	\$249,950	<b>\$235,000</b>	- 6.0%
Average Sales Price*	\$323,125	<b>\$329,742</b>	+ 2.0%	\$357,533	<b>\$324,614</b>	- 9.2%
Percent of Original List Price Received*	89.8%	<b>89.2%</b>	- 0.6%	89.0%	<b>88.6%</b>	- 0.5%
Days on Market Until Sale	107	120	+ 11.8%	120	119	- 0.6%
Inventory of Homes for Sale	3,993	<b>3,543</b>	- 11.3%	--	--	--

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

### Townhouse-Condo Attached

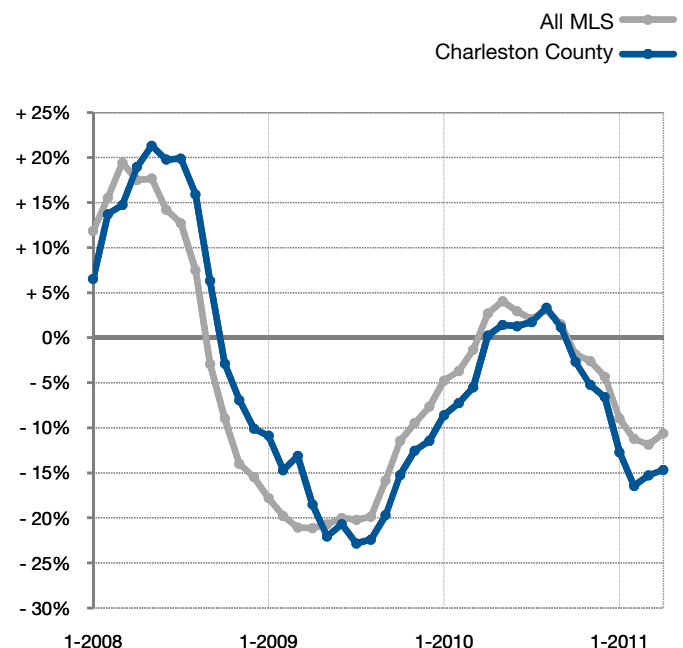
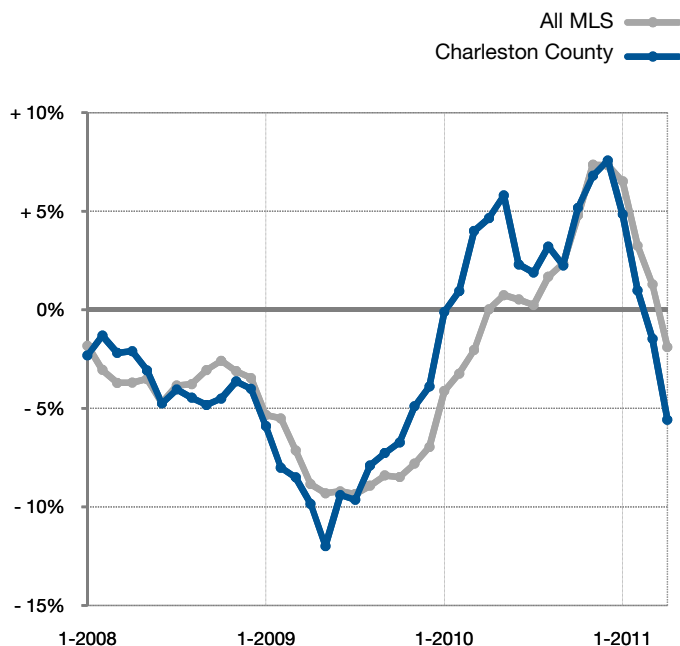
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	273	217	- 20.5%	1,107	874	- 21.0%
Closed Sales	94	125	+ 33.0%	318	386	+ 21.4%
Median Sales Price*	\$167,250	<b>\$150,000</b>	- 10.3%	\$172,500	<b>\$144,745</b>	- 16.1%
Average Sales Price*	\$237,612	<b>\$203,225</b>	- 14.5%	\$244,158	<b>\$218,823</b>	- 10.4%
Percent of Original List Price Received*	87.8%	<b>89.3%</b>	+ 1.8%	87.9%	<b>87.0%</b>	- 1.1%
Days on Market Until Sale	132	117	- 11.4%	146	125	- 14.5%
Inventory of Homes for Sale	1,990	<b>1,519</b>	- 23.7%	--	--	--

\* 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.