

Local Market Update – April 2011

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



Daniel Island

Area 77

+ 53.3%

Change in
New Listings
All Properties

- 26.3%

Change in
Closed Sales
All Properties

- 24.2%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	20	31	+ 55.0%	104	107	+ 2.9%
Closed Sales	14	8	- 42.9%	39	39	0.0%
Median Sales Price*	\$667,717	\$564,950	- 15.4%	\$587,308	\$560,000	- 4.6%
Average Sales Price*	\$946,531	\$806,863	- 14.8%	\$735,306	\$686,528	- 6.6%
Percent of Original List Price Received*	85.9%	85.0%	- 1.1%	91.3%	90.5%	- 0.9%
Days on Market Until Sale	143	194	+ 35.5%	114	143	+ 26.0%
Inventory of Homes for Sale	131	123	- 6.1%	--	--	--

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

Townhouse-Condo Attached

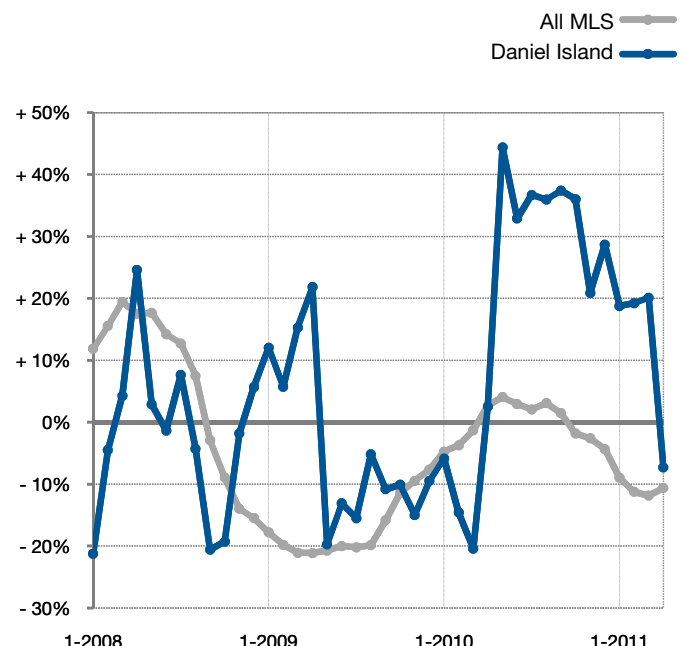
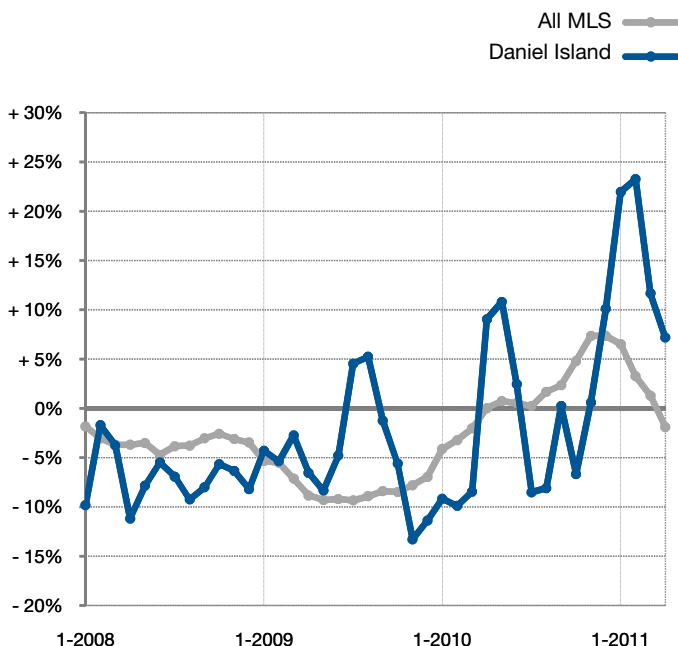
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	15	+ 50.0%	56	48	- 14.3%
Closed Sales	5	6	+ 20.0%	13	15	+ 15.4%
Median Sales Price*	\$475,000	\$278,000	- 41.5%	\$300,000	\$220,500	- 26.5%
Average Sales Price*	\$446,100	\$258,167	- 42.1%	\$363,500	\$232,101	- 36.1%
Percent of Original List Price Received*	77.3%	81.3%	+ 5.2%	81.8%	84.4%	+ 3.1%
Days on Market Until Sale	356	193	- 45.7%	288	224	- 22.2%
Inventory of Homes for Sale	142	84	- 40.8%	--	--	--

* 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.