

# Local Market Update – April 2011

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



## Dorchester Road Corridor

Area 61

**- 18.6%**

Change in  
New Listings  
All Properties

**- 50.0%**

Change in  
Closed Sales  
All Properties

**- 11.9%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	98	85	- 13.3%	420	345	- 17.9%
Closed Sales	61	32	- 47.5%	156	135	- 13.5%
Median Sales Price*	\$150,958	<b>\$185,450</b>	+ 22.8%	\$150,979	<b>\$170,000</b>	+ 12.6%
Average Sales Price*	\$170,106	<b>\$204,188</b>	+ 20.0%	\$165,867	<b>\$178,005</b>	+ 7.3%
Percent of Original List Price Received*	93.0%	<b>94.7%</b>	+ 1.8%	92.8%	<b>91.9%</b>	- 0.9%
Days on Market Until Sale	84	84	+ 1.0%	80	84	+ 5.1%
Inventory of Homes for Sale	382	360	- 5.8%	--	--	--

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

### Townhouse-Condo Attached

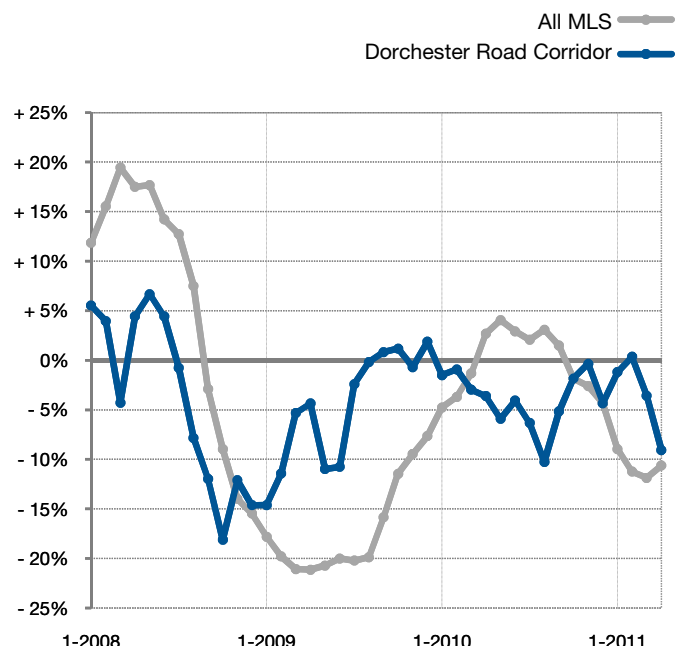
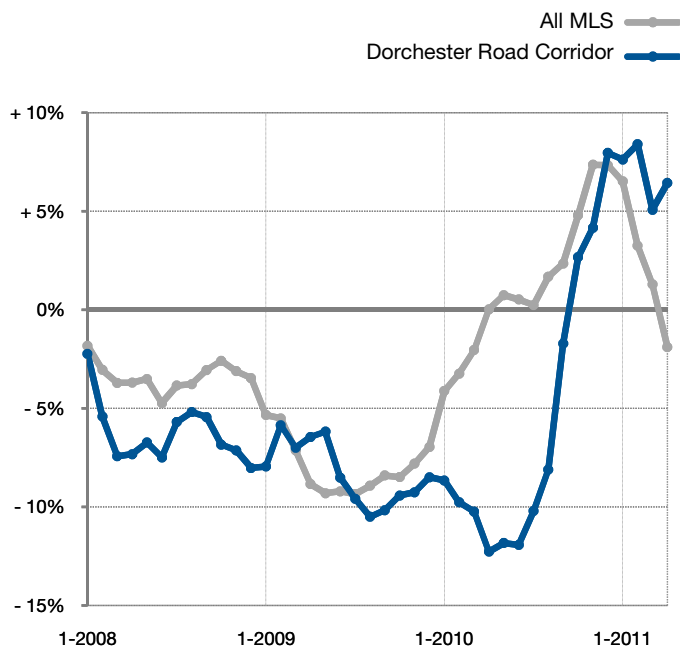
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	20	11	- 45.0%	66	58	- 12.1%
Closed Sales	11	4	- 63.6%	29	19	- 34.5%
Median Sales Price*	\$136,000	<b>\$111,063</b>	- 18.3%	\$117,900	<b>\$104,500</b>	- 11.4%
Average Sales Price*	\$147,802	<b>\$116,131</b>	- 21.4%	\$128,194	<b>\$110,037</b>	- 14.2%
Percent of Original List Price Received*	97.0%	<b>92.3%</b>	- 4.9%	95.3%	<b>93.8%</b>	- 1.5%
Days on Market Until Sale	53	113	+ 111.9%	90	93	+ 4.1%
Inventory of Homes for Sale	95	60	- 36.8%	--	--	--

\* 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.