

Local Market Update – April 2011

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



Downtown Charleston

Area 51

- 45.3%

+ 16.7%

- 24.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	37	26	- 29.7%	156	134	- 14.1%
Closed Sales	17	11	- 35.3%	46	44	- 4.3%
Median Sales Price*	\$660,000	\$510,000	- 22.7%	\$821,250	\$482,500	- 41.2%
Average Sales Price*	\$994,118	\$734,591	- 26.1%	\$966,085	\$707,375	- 26.8%
Percent of Original List Price Received*	85.4%	85.7%	+ 0.3%	85.7%	86.4%	+ 0.8%
Days on Market Until Sale	169	96	- 43.4%	180	147	- 18.7%
Inventory of Homes for Sale	304	248	- 18.4%	--	--	--

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

Townhouse-Condo Attached

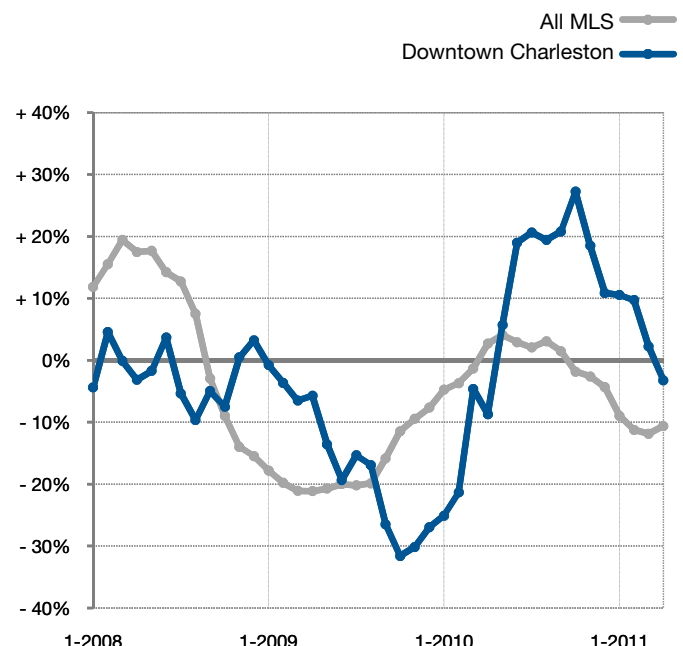
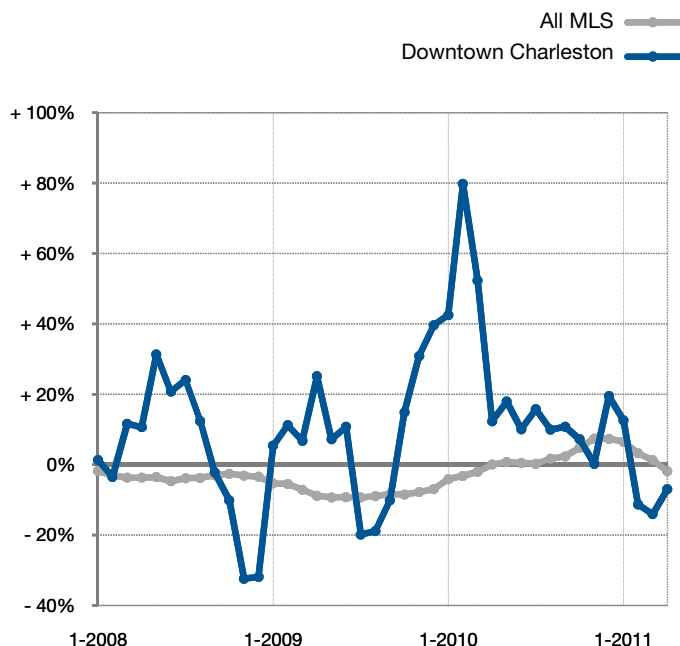
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	49	21	- 57.1%	166	113	- 31.9%
Closed Sales	7	17	+ 142.9%	35	45	+ 28.6%
Median Sales Price*	\$425,000	\$399,000	- 6.1%	\$465,000	\$420,000	- 9.7%
Average Sales Price*	\$416,595	\$470,904	+ 13.0%	\$514,356	\$531,062	+ 3.2%
Percent of Original List Price Received*	87.0%	85.3%	- 2.0%	84.0%	84.6%	+ 0.7%
Days on Market Until Sale	162	211	+ 30.3%	184	220	+ 19.2%
Inventory of Homes for Sale	422	302	- 28.4%	--	--	--

* 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.