

Local Market Update – April 2011

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



Folly Beach

Area 22

+ 8.0%

Change in
New Listings
All Properties

+ 325.0%

Change in
Closed Sales
All Properties

- 26.6%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	9	- 30.8%	49	39	- 20.4%
Closed Sales	2	9	+ 350.0%	10	27	+ 170.0%
Median Sales Price*	\$870,000	\$377,500	- 56.6%	\$602,500	\$430,000	- 28.6%
Average Sales Price*	\$870,000	\$445,667	- 48.8%	\$654,425	\$476,868	- 27.1%
Percent of Original List Price Received*	66.4%	85.6%	+ 28.8%	75.6%	83.0%	+ 9.7%
Days on Market Until Sale	501	245	- 51.1%	363	229	- 36.9%
Inventory of Homes for Sale	100	88	- 12.0%	--	--	--

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

Townhouse-Condo Attached

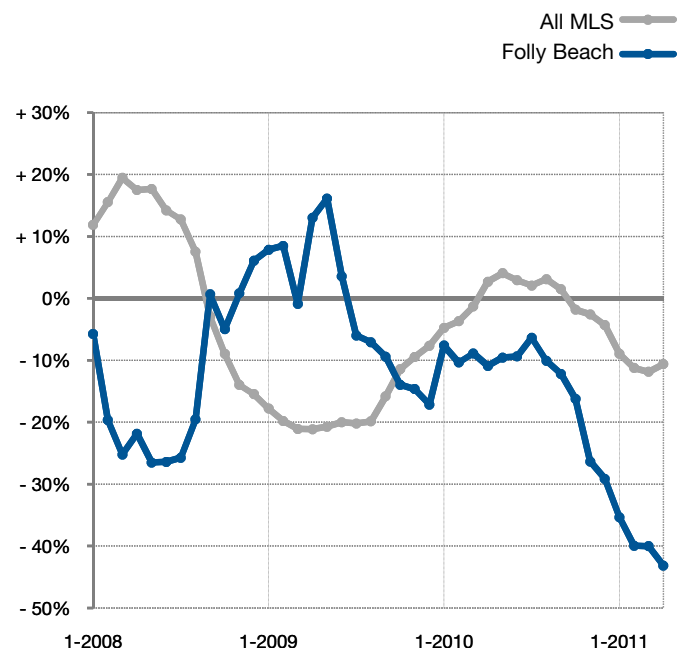
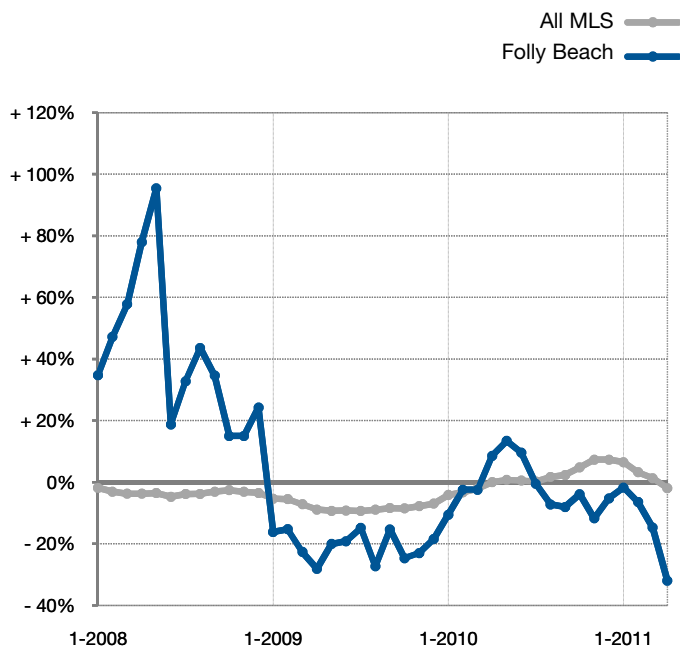
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	18	+ 50.0%	75	53	- 29.3%
Closed Sales	2	8	+ 300.0%	15	25	+ 66.7%
Median Sales Price*	\$412,500	\$184,500	- 55.3%	\$345,000	\$210,000	- 39.1%
Average Sales Price*	\$412,500	\$229,750	- 44.3%	\$345,373	\$233,797	- 32.3%
Percent of Original List Price Received*	78.7%	89.6%	+ 13.8%	83.0%	86.4%	+ 4.0%
Days on Market Until Sale	180	67	- 62.5%	187	96	- 49.0%
Inventory of Homes for Sale	118	72	- 39.0%	--	--	--

* 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.