

# Local Market Update – April 2011

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



## Goose Creek / Monck's Corner

Areas 72, 73, 74 & 76

**- 8.2%**

Change in  
**New Listings**  
All Properties

**- 24.7%**

Change in  
**Closed Sales**  
All Properties

**- 3.6%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	195	182	- 6.7%	815	719	- 11.8%
Closed Sales	126	106	- 15.9%	372	374	+ 0.5%
Median Sales Price*	\$159,950	<b>\$132,490</b>	- 17.2%	\$159,995	<b>\$146,190</b>	- 8.6%
Average Sales Price*	\$161,873	<b>\$141,313</b>	- 12.7%	\$164,286	<b>\$149,862</b>	- 8.8%
Percent of Original List Price Received*	94.8%	<b>90.0%</b>	- 5.0%	94.2%	<b>91.6%</b>	- 2.8%
Days on Market Until Sale	103	<b>87</b>	- 16.3%	91	<b>93</b>	+ 1.9%
Inventory of Homes for Sale	765	<b>732</b>	- 4.3%	--	--	--

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

### Townhouse-Condo Attached

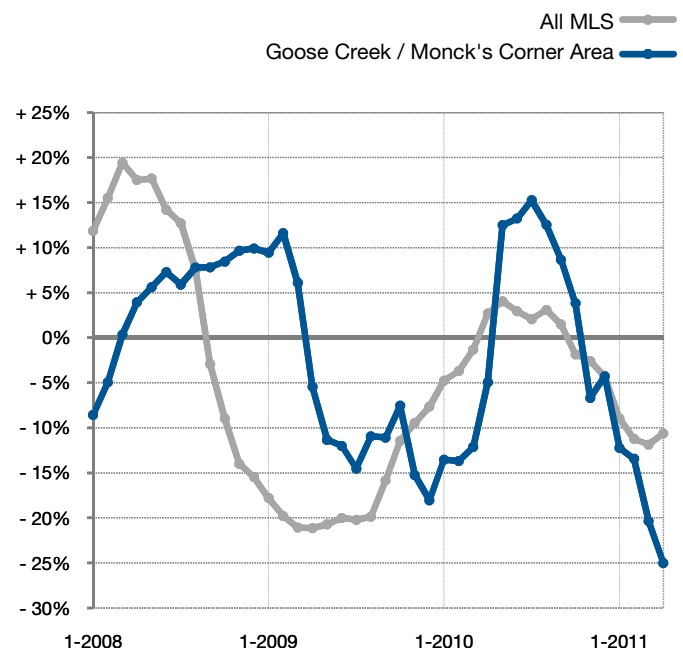
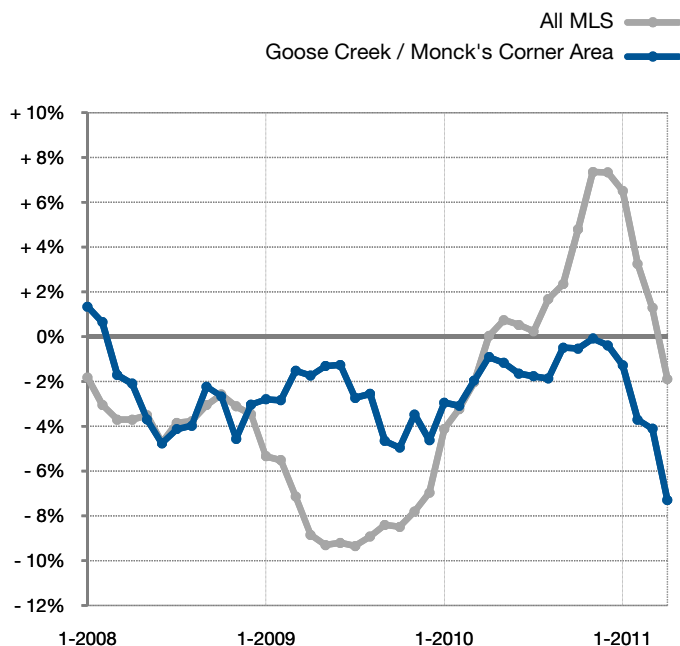
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	20	- 20.0%	106	67	- 36.8%
Closed Sales	24	7	- 70.8%	45	25	- 44.4%
Median Sales Price*	\$124,900	<b>\$91,990</b>	- 26.3%	\$124,900	<b>\$61,975</b>	- 50.4%
Average Sales Price*	\$109,487	<b>\$87,926</b>	- 19.7%	\$111,399	<b>\$76,034</b>	- 31.7%
Percent of Original List Price Received*	92.4%	<b>83.2%</b>	- 10.0%	93.7%	<b>84.3%</b>	- 10.0%
Days on Market Until Sale	84	<b>118</b>	+ 40.9%	75	<b>116</b>	+ 54.8%
Inventory of Homes for Sale	94	<b>96</b>	+ 2.1%	--	--	--

\* 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.