

Local Market Update – April 2011

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



Greater North Charleston

Areas 31 & 32

- 5.9%

Change in
New Listings
All Properties

+ 1.3%

Change in
Closed Sales
All Properties

- 5.3%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	124	104	- 16.1%	472	433	- 8.3%
Closed Sales	63	62	- 1.6%	187	199	+ 6.4%
Median Sales Price*	\$130,000	\$121,250	- 6.7%	\$134,900	\$118,522	- 12.1%
Average Sales Price*	\$120,989	\$110,698	- 8.5%	\$120,823	\$108,284	- 10.4%
Percent of Original List Price Received*	89.2%	89.8%	+ 0.6%	89.7%	90.3%	+ 0.6%
Days on Market Until Sale	113	82	- 27.1%	109	88	- 19.3%
Inventory of Homes for Sale	491	503	+ 2.4%	--	--	--

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

Townhouse-Condo Attached

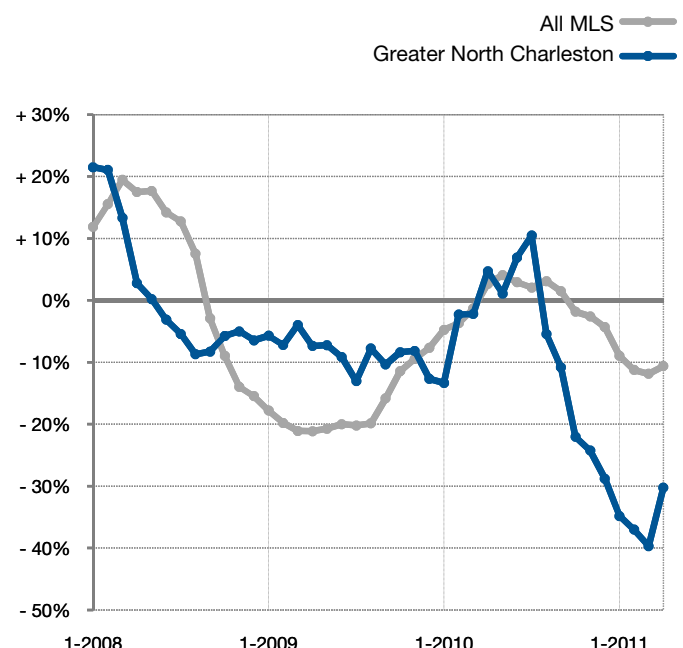
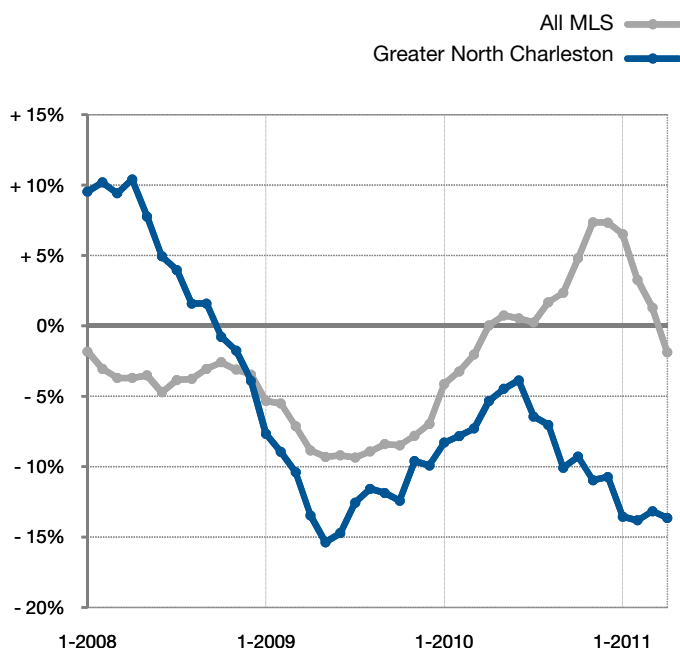
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	28	39	+ 39.3%	131	93	- 29.0%
Closed Sales	12	14	+ 16.7%	45	42	- 6.7%
Median Sales Price*	\$86,250	\$65,250	- 24.3%	\$105,000	\$51,780	- 50.7%
Average Sales Price*	\$94,363	\$71,932	- 23.8%	\$99,430	\$67,891	- 31.7%
Percent of Original List Price Received*	86.0%	86.3%	+ 0.4%	89.3%	83.6%	- 6.4%
Days on Market Until Sale	68	130	+ 92.4%	82	112	+ 36.8%
Inventory of Homes for Sale	191	143	- 25.1%	--	--	--

* 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.