

Local Market Update – April 2011

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



Isle of Palms

Areas 44 & 45

- 22.5%

Change in
New Listings
All Properties

- 20.0%

Change in
Closed Sales
All Properties

- 17.3%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	26	16	- 38.5%	126	94	- 25.4%
Closed Sales	8	7	- 12.5%	33	33	0.0%
Median Sales Price*	\$789,000	\$860,000	+ 9.0%	\$1,075,000	\$727,500	- 32.3%
Average Sales Price*	\$852,250	\$955,394	+ 12.1%	\$1,202,117	\$884,940	- 26.4%
Percent of Original List Price Received*	83.3%	74.1%	- 11.1%	79.0%	80.5%	+ 1.9%
Days on Market Until Sale	171	207	+ 21.3%	186	217	+ 16.3%
Inventory of Homes for Sale	299	239	- 20.1%	--	--	--

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

Townhouse-Condo Attached

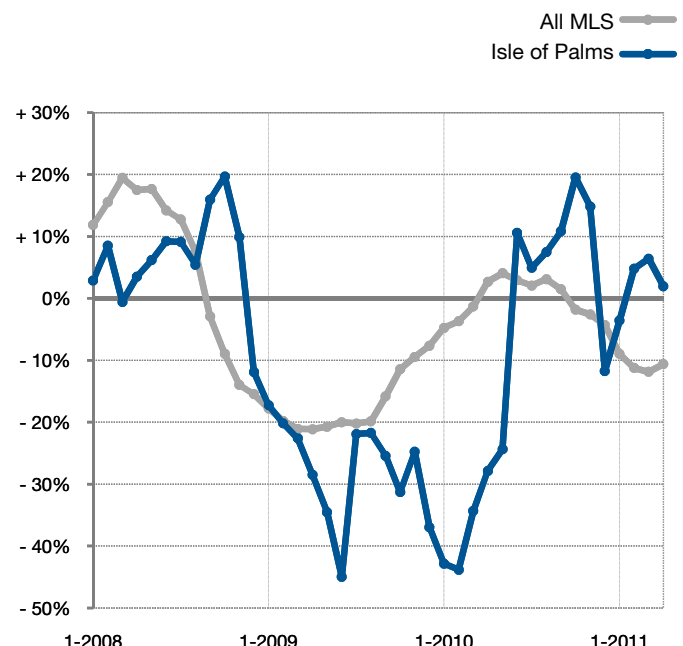
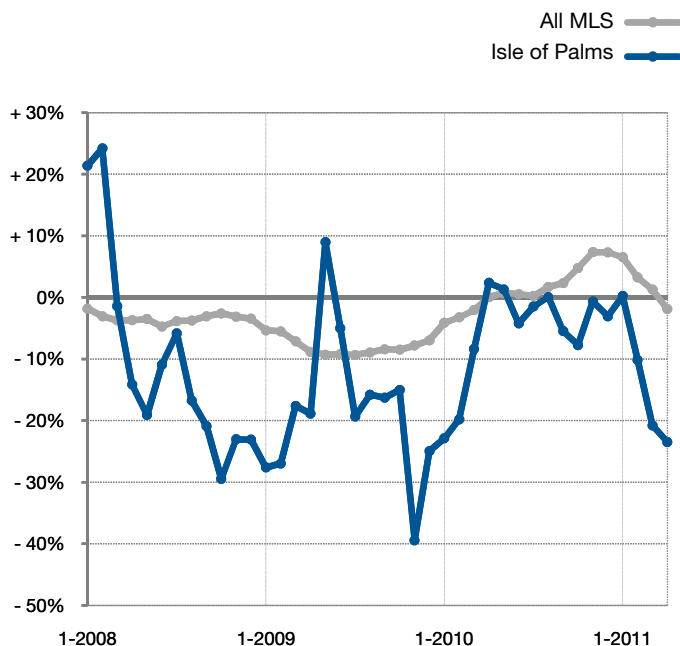
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	15	+ 7.1%	67	57	- 14.9%
Closed Sales	7	5	- 28.6%	15	19	+ 26.7%
Median Sales Price*	\$610,000	\$459,410	- 24.7%	\$604,000	\$492,500	- 18.5%
Average Sales Price*	\$744,557	\$373,382	- 49.9%	\$633,653	\$483,101	- 23.8%
Percent of Original List Price Received*	88.0%	87.4%	- 0.7%	89.0%	81.5%	- 8.4%
Days on Market Until Sale	54	159	+ 195.0%	109	179	+ 64.1%
Inventory of Homes for Sale	141	125	- 11.3%	--	--	--

* 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.