

Local Market Update – April 2011

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



Johns Island

Area 23

- 9.1%

+ 177.8%

- 7.6%

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	41	45	+ 9.8%	157	180	+ 14.6%
Closed Sales	7	25	+ 257.1%	28	70	+ 150.0%
Median Sales Price*	\$195,000	\$235,000	+ 20.5%	\$244,200	\$197,050	- 19.3%
Average Sales Price*	\$219,293	\$404,788	+ 84.6%	\$334,813	\$288,424	- 13.9%
Percent of Original List Price Received*	86.4%	94.3%	+ 9.2%	90.5%	93.6%	+ 3.4%
Days on Market Until Sale	77	139	+ 80.8%	105	122	+ 16.3%
Inventory of Homes for Sale	239	249	+ 4.2%	--	--	--

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

Townhouse-Condo Attached

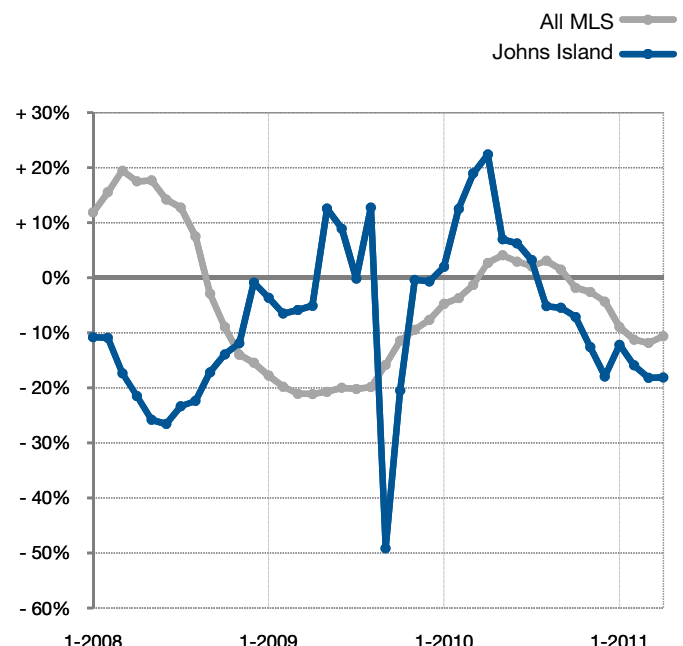
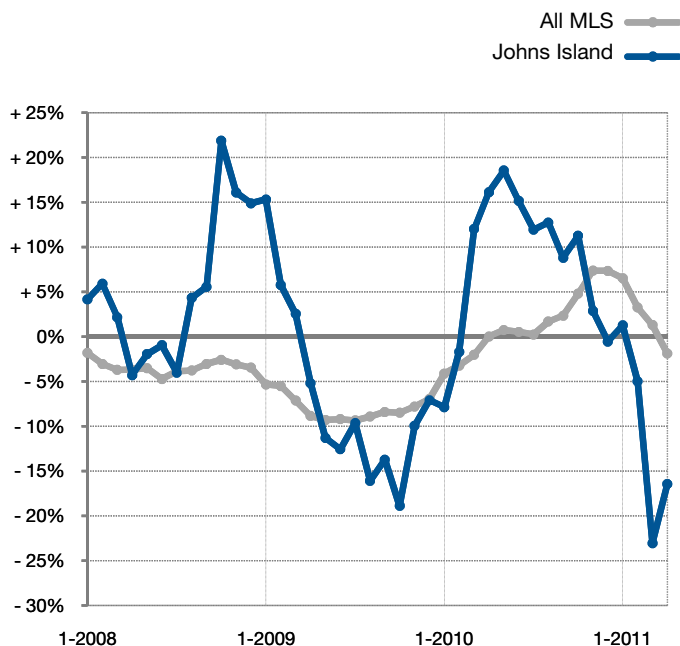
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	5	- 64.3%	43	19	- 55.8%
Closed Sales	2	0	- 100.0%	6	10	+ 66.7%
Median Sales Price*	\$162,450	\$0	- 100.0%	\$162,450	\$115,000	- 29.2%
Average Sales Price*	\$162,450	\$0	- 100.0%	\$153,883	\$115,048	- 25.2%
Percent of Original List Price Received*	88.5%	0.0%	- 100.0%	92.1%	80.3%	- 12.8%
Days on Market Until Sale	150	0	- 100.0%	88	45	- 48.7%
Inventory of Homes for Sale	63	30	- 52.4%	--	--	--

* 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.