

Local Market Update – April 2011

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



Kiawah and Seabrook Islands

Area 25

- 13.3%

Change in
New Listings
All Properties

+ 10.0%

Change in
Closed Sales
All Properties

- 1.9%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	27	19	- 29.6%	93	81	- 12.9%
Closed Sales	5	8	+ 60.0%	23	19	- 17.4%
Median Sales Price*	\$672,200	\$710,000	+ 5.6%	\$720,000	\$569,900	- 20.8%
Average Sales Price*	\$842,440	\$900,000	+ 6.8%	\$839,400	\$651,689	- 22.4%
Percent of Original List Price Received*	85.2%	78.2%	- 8.2%	83.5%	83.0%	- 0.6%
Days on Market Until Sale	255	386	+ 51.1%	188	257	+ 36.7%
Inventory of Homes for Sale	206	194	- 5.8%	--	--	--

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

Townhouse-Condo Attached

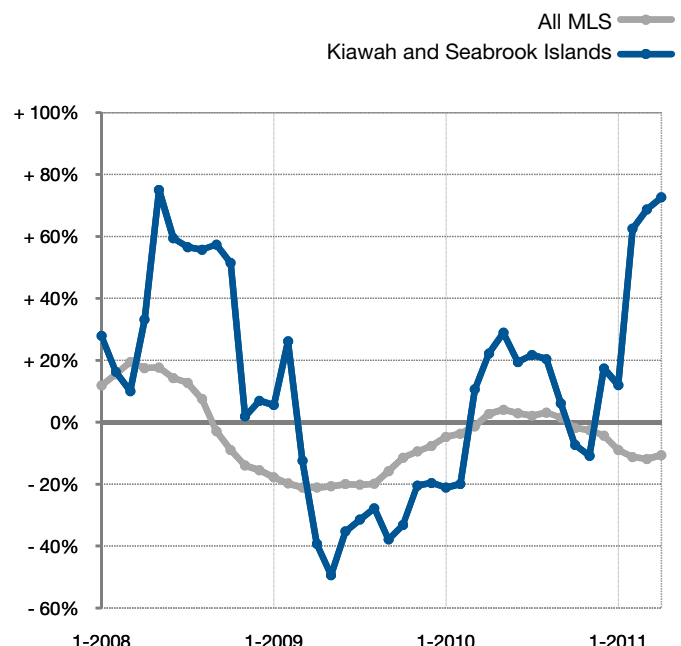
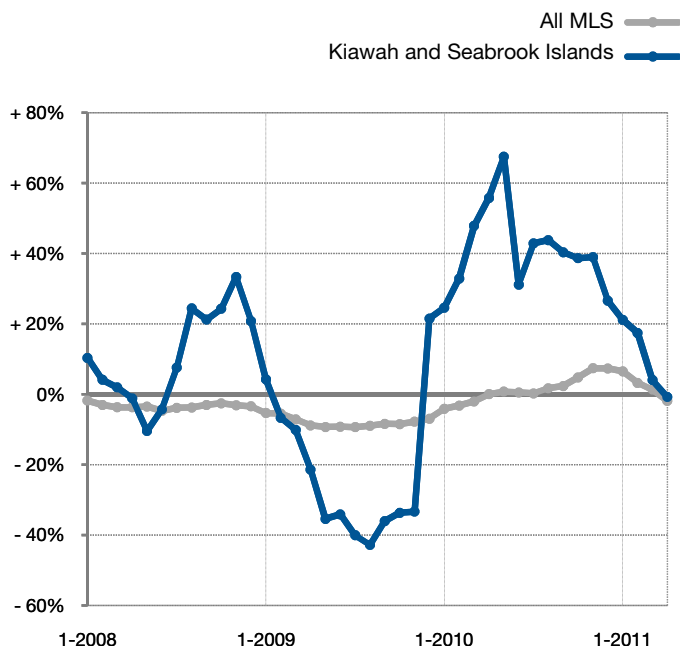
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	20	+ 11.1%	53	63	+ 18.9%
Closed Sales	5	3	- 40.0%	15	14	- 6.7%
Median Sales Price*	\$395,000	\$525,000	+ 32.9%	\$360,000	\$332,500	- 7.6%
Average Sales Price*	\$384,200	\$396,667	+ 3.2%	\$308,833	\$339,571	+ 10.0%
Percent of Original List Price Received*	81.0%	86.2%	+ 6.4%	79.4%	84.6%	+ 6.6%
Days on Market Until Sale	198	161	- 18.9%	246	202	- 18.0%
Inventory of Homes for Sale	162	167	+ 3.1%	--	--	--

* 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.