

Local Market Update – April 2011

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



Lower Mount Pleasant

Area 42

- 16.8%

Change in
New Listings
All Properties

+ 6.9%

Change in
Closed Sales
All Properties

- 31.2%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	100	86	- 14.0%	420	308	- 26.7%
Closed Sales	43	47	+ 9.3%	150	161	+ 7.3%
Median Sales Price*	\$285,000	\$318,300	+ 11.7%	\$324,950	\$325,000	+ 0.0%
Average Sales Price*	\$363,088	\$442,174	+ 21.8%	\$398,808	\$433,715	+ 8.8%
Percent of Original List Price Received*	89.9%	90.2%	+ 0.4%	88.9%	88.6%	- 0.3%
Days on Market Until Sale	120	125	+ 3.9%	117	120	+ 2.0%
Inventory of Homes for Sale	517	373	- 27.9%	--	--	--

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

Townhouse-Condo Attached

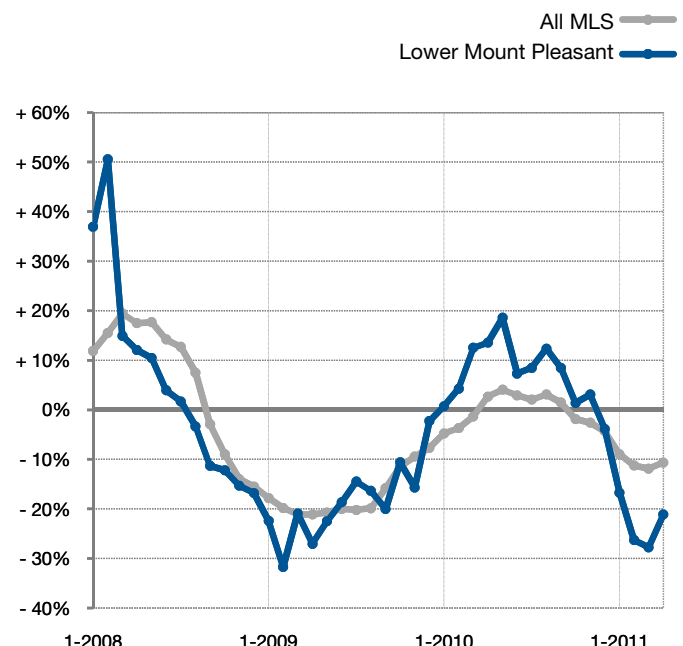
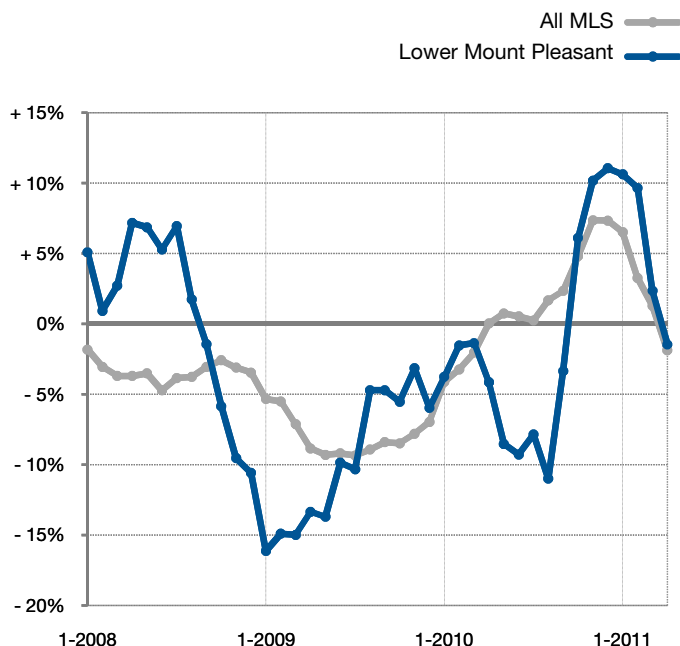
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	37	28	- 24.3%	139	104	- 25.2%
Closed Sales	15	15	0.0%	45	60	+ 33.3%
Median Sales Price*	\$150,000	\$165,000	+ 10.0%	\$157,500	\$132,000	- 16.2%
Average Sales Price*	\$162,899	\$186,749	+ 14.6%	\$206,626	\$196,298	- 5.0%
Percent of Original List Price Received*	87.9%	88.0%	+ 0.1%	86.7%	86.0%	- 0.8%
Days on Market Until Sale	120	110	- 8.5%	153	125	- 18.4%
Inventory of Homes for Sale	277	173	- 37.5%	--	--	--

* 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.