

Local Market Update – April 2011

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



Upper Charleston Peninsula

Area 43

- 58.5%

Change in
New Listings
All Properties

- 10.0%

Change in
Closed Sales
All Properties

- 12.3%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	33	15	- 54.5%	102	69	- 32.4%
Closed Sales	9	8	- 11.1%	29	29	0.0%
Median Sales Price*	\$127,500	\$203,750	+ 59.8%	\$180,000	\$236,000	+ 31.1%
Average Sales Price*	\$204,833	\$263,663	+ 28.7%	\$230,471	\$276,631	+ 20.0%
Percent of Original List Price Received*	85.6%	86.5%	+ 1.1%	84.6%	84.2%	- 0.5%
Days on Market Until Sale	72	167	+ 133.9%	94	136	+ 44.2%
Inventory of Homes for Sale	132	110	- 16.7%	--	--	--

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

Townhouse-Condo Attached

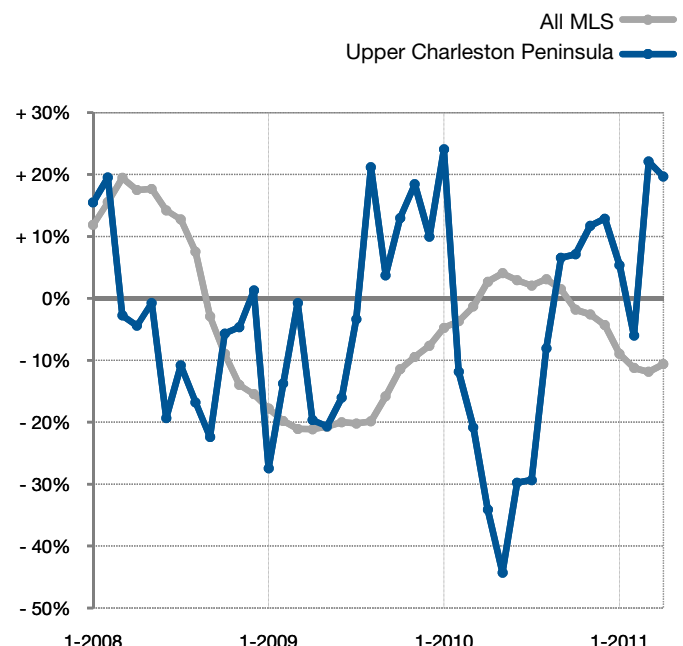
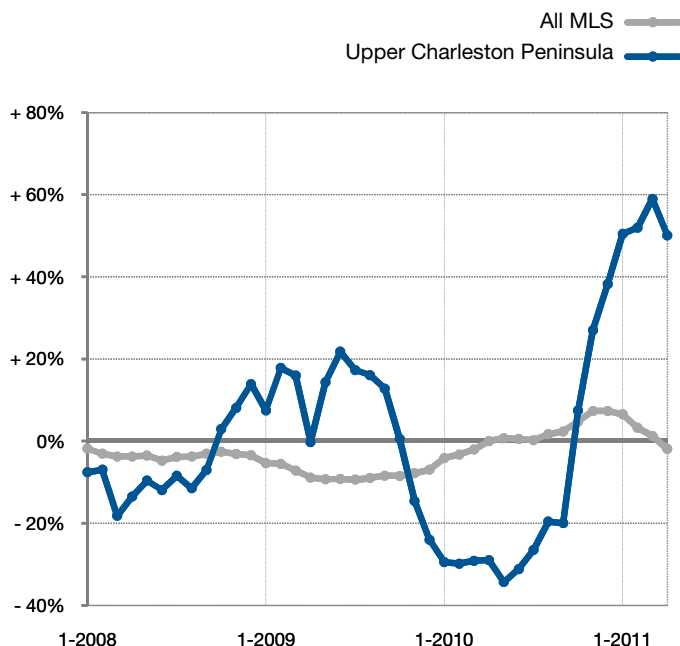
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	2	- 75.0%	23	18	- 21.7%
Closed Sales	1	1	0.0%	9	5	- 44.4%
Median Sales Price*	\$192,000	\$202,000	+ 5.2%	\$179,216	\$202,000	+ 12.7%
Average Sales Price*	\$192,000	\$202,000	+ 5.2%	\$205,413	\$223,880	+ 9.0%
Percent of Original List Price Received*	91.5%	91.8%	+ 0.4%	87.8%	89.0%	+ 1.4%
Days on Market Until Sale	67	156	+ 132.8%	141	121	- 14.3%
Inventory of Homes for Sale	72	69	- 4.2%	--	--	--

* 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.