

Local Market Update – April 2011

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



Upper Mount Pleasant

Area 52

- 23.9%

Change in
New Listings
All Properties

- 9.2%

Change in
Closed Sales
All Properties

- 17.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	109	79	- 27.5%	427	360	- 15.7%
Closed Sales	53	48	- 9.4%	160	147	- 8.1%
Median Sales Price*	\$319,000	\$363,125	+ 13.8%	\$350,000	\$350,000	0.0%
Average Sales Price*	\$369,502	\$394,209	+ 6.7%	\$406,361	\$397,944	- 2.1%
Percent of Original List Price Received*	90.6%	92.6%	+ 2.2%	90.8%	90.4%	- 0.4%
Days on Market Until Sale	94	111	+ 17.9%	117	118	+ 0.1%
Inventory of Homes for Sale	459	391	- 14.8%	--	--	--

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

Townhouse-Condo Attached

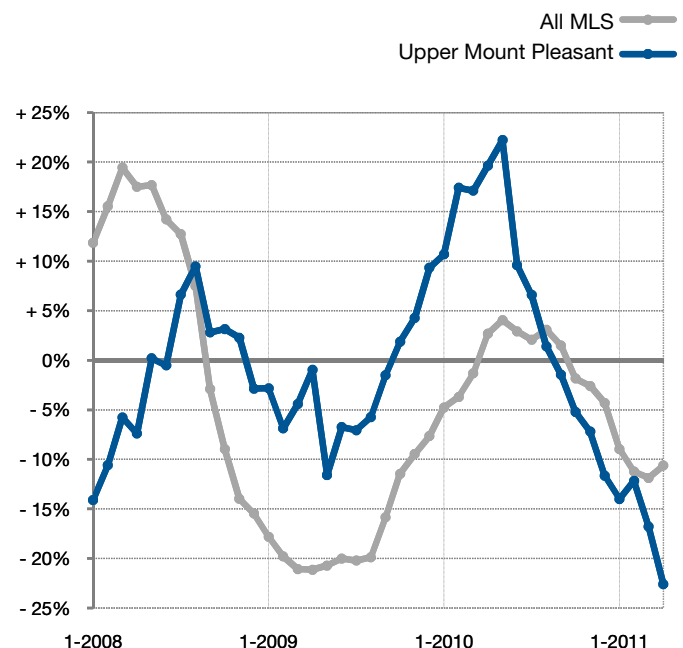
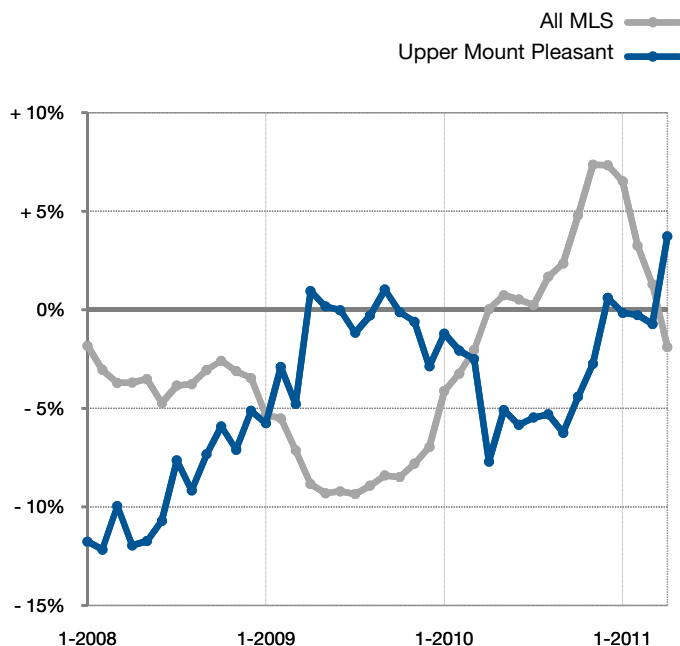
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	23	- 8.0%	114	96	- 15.8%
Closed Sales	12	11	- 8.3%	39	38	- 2.6%
Median Sales Price*	\$232,750	\$190,000	- 18.4%	\$225,000	\$182,500	- 18.9%
Average Sales Price*	\$251,252	\$182,941	- 27.2%	\$241,971	\$200,990	- 16.9%
Percent of Original List Price Received*	92.6%	94.2%	+ 1.8%	91.1%	92.4%	+ 1.5%
Days on Market Until Sale	233	96	+ 58.8%	195	97	- 50.3%
Inventory of Homes for Sale	149	111	- 25.5%	--	--	--

* 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.