

Local Market Update – April 2011

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



Wando / Cainhoy Area Area 41

- 11.5%

Change in
New Listings
All Properties

- 21.4%

Change in
Closed Sales
All Properties

- 19.1%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	22	19	- 13.6%	87	74	- 14.9%
Closed Sales	8	8	0.0%	22	32	+ 45.5%
Median Sales Price*	\$267,000	\$279,500	+ 4.7%	\$267,500	\$254,000	- 5.0%
Average Sales Price*	\$270,772	\$278,235	+ 2.8%	\$275,699	\$290,726	+ 5.5%
Percent of Original List Price Received*	91.6%	97.9%	+ 6.9%	93.6%	92.7%	- 0.9%
Days on Market Until Sale	160	55	- 65.8%	123	112	- 8.9%
Inventory of Homes for Sale	99	92	- 7.1%	--	--	--

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

Townhouse-Condo Attached

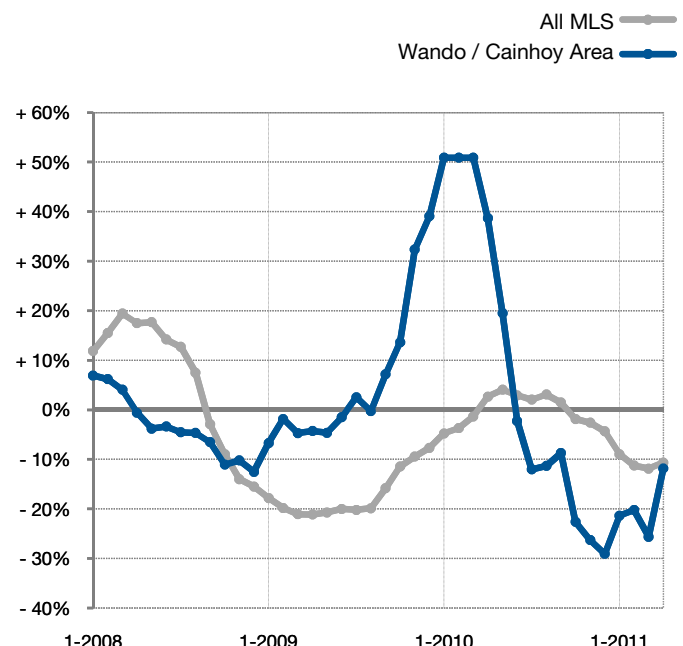
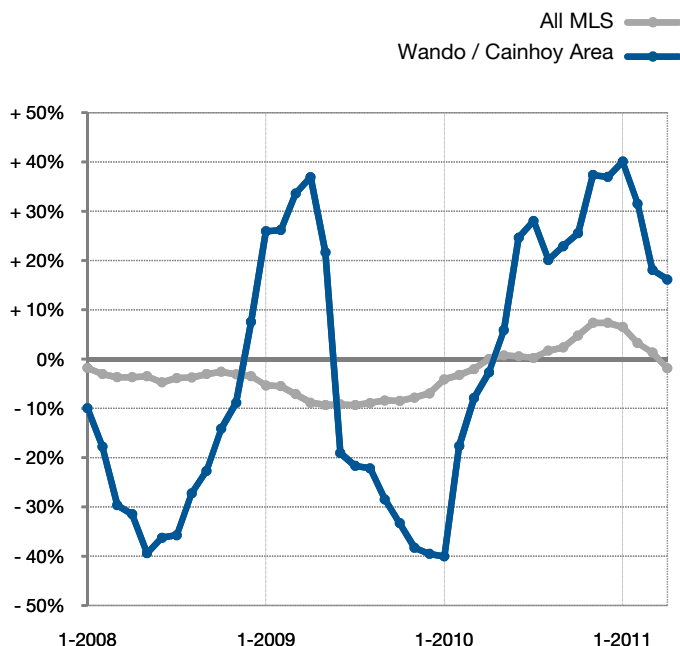
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	4	0.0%	22	12	- 45.5%
Closed Sales	6	3	- 50.0%	6	10	+ 66.7%
Median Sales Price*	\$123,500	\$137,000	+ 10.9%	\$123,500	\$121,750	- 1.4%
Average Sales Price*	\$128,971	\$139,663	+ 8.3%	\$128,971	\$120,558	- 6.5%
Percent of Original List Price Received*	88.9%	94.4%	+ 6.2%	88.9%	93.2%	+ 4.8%
Days on Market Until Sale	80	168	+ 110.9%	80	114	+ 43.3%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--

* 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.