

Local Market Update – April 2011

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



West Ashley Area

Area 78

- 34.8%

Change in
New Listings
All Properties

- 6.9%

Change in
Closed Sales
All Properties

- 5.3%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	152	101	- 33.6%	566	439	- 22.4%
Closed Sales	70	52	- 25.7%	215	201	- 6.5%
Median Sales Price*	\$215,925	\$205,000	- 5.1%	\$219,000	\$200,500	- 8.4%
Average Sales Price*	\$225,315	\$206,904	- 8.2%	\$238,299	\$210,682	- 11.6%
Percent of Original List Price Received*	95.6%	88.6%	- 7.3%	91.8%	89.9%	- 2.1%
Days on Market Until Sale	53	85	+ 59.9%	91	96	+ 4.9%
Inventory of Homes for Sale	527	499	- 5.3%	--	--	--

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

Townhouse-Condo Attached

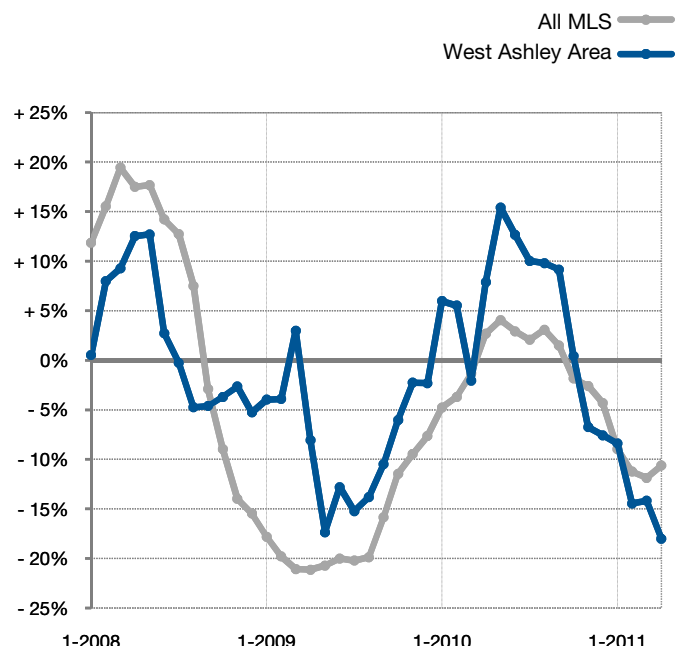
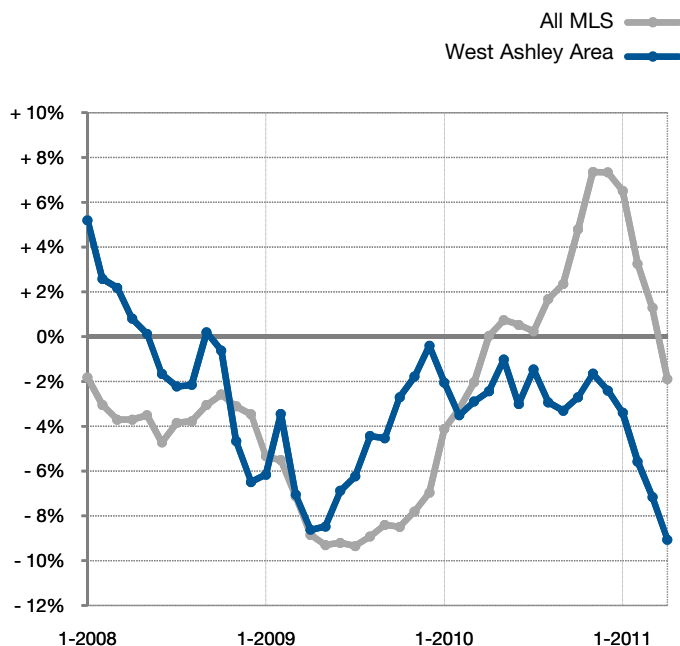
	April			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	46	28	- 39.1%	185	158	- 14.6%
Closed Sales	17	29	+ 70.6%	64	76	+ 18.8%
Median Sales Price*	\$153,000	\$118,500	- 22.5%	\$154,000	\$121,250	- 21.3%
Average Sales Price*	\$149,448	\$121,537	- 18.7%	\$150,415	\$120,291	- 20.0%
Percent of Original List Price Received*	88.4%	90.8%	+ 2.7%	90.3%	89.2%	- 1.2%
Days on Market Until Sale	125	102	- 18.6%	121	94	- 22.5%
Inventory of Homes for Sale	227	215	- 5.3%	--	--	--

* 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.