

# Local Market Update – February 2011

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



## Dorchester County

County: DOR

**- 22.5%**      **+ 17.3%**      **- 15.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	317	250	- 21.1%	624	506	- 18.9%
Closed Sales	96	109	+ 13.5%	175	189	+ 8.0%
Median Sales Price*	\$155,000	<b>\$159,900</b>	+ 3.2%	\$155,500	<b>\$155,495</b>	- 0.0%
Average Sales Price*	\$161,075	<b>\$172,754</b>	+ 7.3%	\$167,753	<b>\$170,220</b>	+ 1.5%
Percent of Original List Price Received*	90.2%	<b>88.6%</b>	- 1.8%	91.8%	<b>89.2%</b>	- 2.9%
Days on Market Until Sale	103	118	+ 13.8%	91	120	+ 32.2%
Inventory of Homes for Sale	1,323	1,177	- 11.0%	--	--	--

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

### Townhouse-Condo Attached

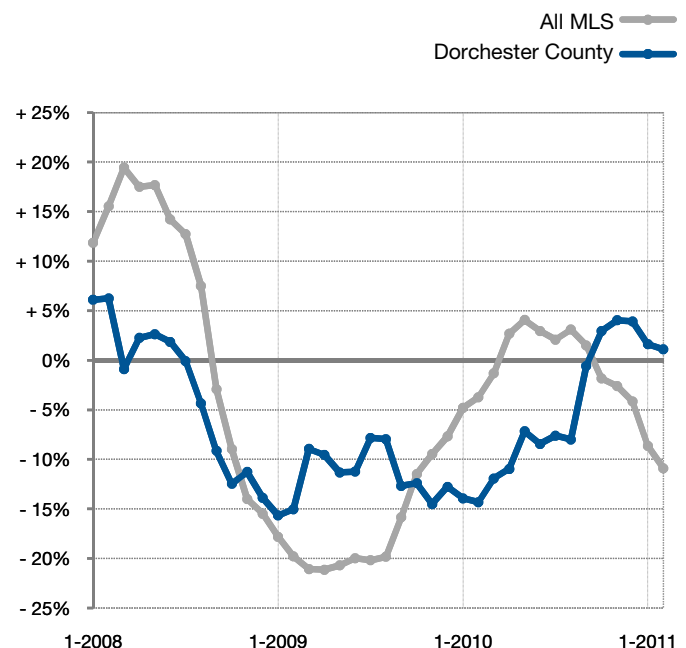
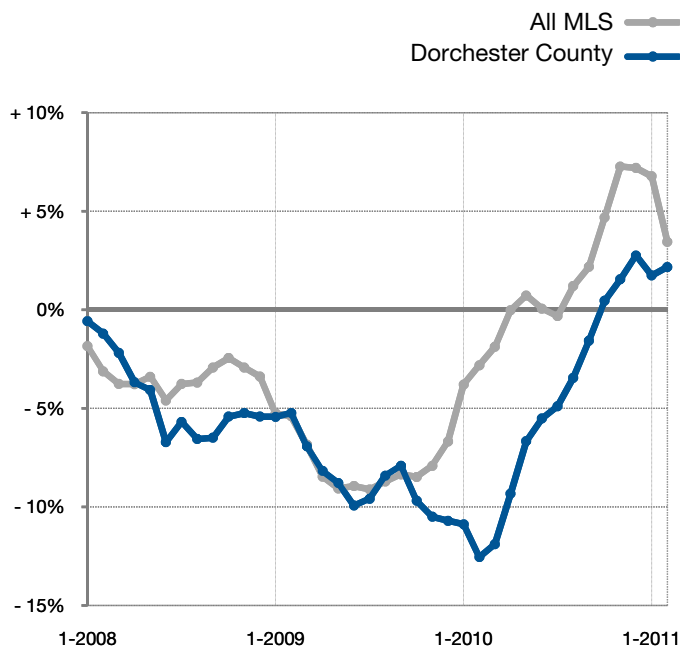
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	30	19	- 36.7%	71	55	- 22.5%
Closed Sales	8	13	+ 62.5%	21	24	+ 14.3%
Median Sales Price*	\$115,000	<b>\$98,900</b>	- 14.0%	\$117,900	<b>\$99,900</b>	- 15.3%
Average Sales Price*	\$113,224	<b>\$106,023</b>	- 6.4%	\$115,791	<b>\$105,249</b>	- 9.1%
Percent of Original List Price Received*	93.4%	<b>83.2%</b>	- 10.9%	93.9%	<b>85.9%</b>	- 8.5%
Days on Market Until Sale	186	190	+ 2.5%	152	143	- 5.8%
Inventory of Homes for Sale	232	142	- 38.8%	--	--	--

\* 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.