

Local Market Update – February 2011

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



Dorchester Road Corridor

Area 61

- 33.9% **+ 41.4%** **- 16.0%**

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	93	65	- 30.1%	210	162	- 22.9%
Closed Sales	25	35	+ 40.0%	49	56	+ 14.3%
Median Sales Price*	\$153,500	\$165,000	+ 7.5%	\$153,851	\$160,500	+ 4.3%
Average Sales Price*	\$161,084	\$172,881	+ 7.3%	\$167,793	\$171,945	+ 2.5%
Percent of Original List Price Received*	88.1%	88.5%	+ 0.5%	91.9%	88.5%	- 3.7%
Days on Market Until Sale	98	86	- 12.1%	81	93	+ 14.2%
Inventory of Homes for Sale	374	342	- 8.6%	--	--	--

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

Townhouse-Condo Attached

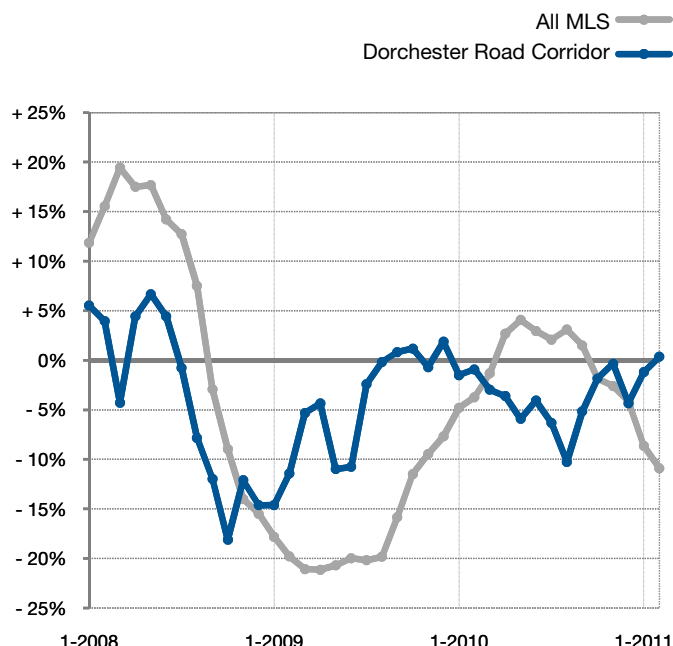
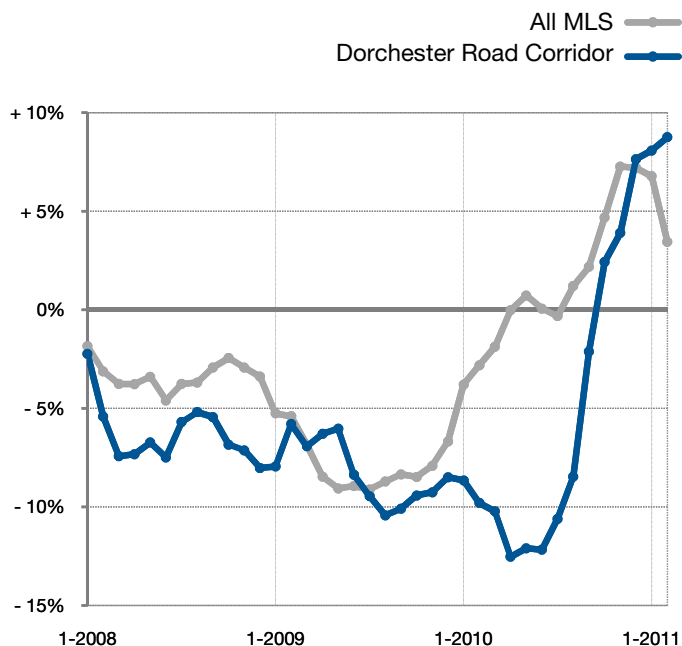
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	7	- 56.3%	34	32	- 5.9%
Closed Sales	4	6	+ 50.0%	14	9	- 35.7%
Median Sales Price*	\$118,495	\$99,400	- 16.1%	\$116,450	\$99,900	- 14.2%
Average Sales Price*	\$122,748	\$97,883	- 20.3%	\$118,486	\$105,631	- 10.8%
Percent of Original List Price Received*	95.6%	94.4%	- 1.3%	94.6%	94.4%	- 0.2%
Days on Market Until Sale	217	119	- 45.3%	122	107	- 12.7%
Inventory of Homes for Sale	112	66	- 41.1%	--	--	--

* 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.