

# Local Market Update – February 2011

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



## Goose Creek / Monck's Corner Area

Areas 72, 73, 74 & 76

**- 20.5%**

Change in  
New Listings  
All Properties

**- 4.9%**

Change in  
Closed Sales  
All Properties

**- 17.0%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	236	194	- 17.8%	480	389	- 19.0%
Closed Sales	98	93	- 5.1%	158	162	+ 2.5%
Median Sales Price*	\$157,900	<b>\$132,500</b>	- 16.1%	\$157,950	<b>\$140,000</b>	- 11.4%
Average Sales Price*	\$162,537	<b>\$139,335</b>	- 14.3%	\$162,637	<b>\$148,079</b>	- 9.0%
Percent of Original List Price Received*	93.8%	<b>91.8%</b>	- 2.2%	93.6%	<b>91.2%</b>	- 2.6%
Days on Market Until Sale	79	<b>97</b>	+ 22.2%	85	<b>94</b>	+ 9.7%
Inventory of Homes for Sale	987	<b>824</b>	- 16.5%	--	--	--

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

### Townhouse-Condo Attached

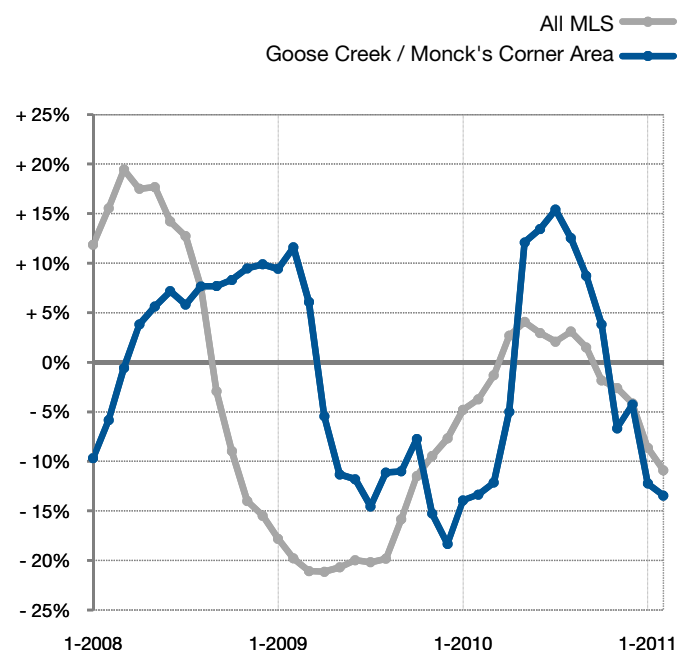
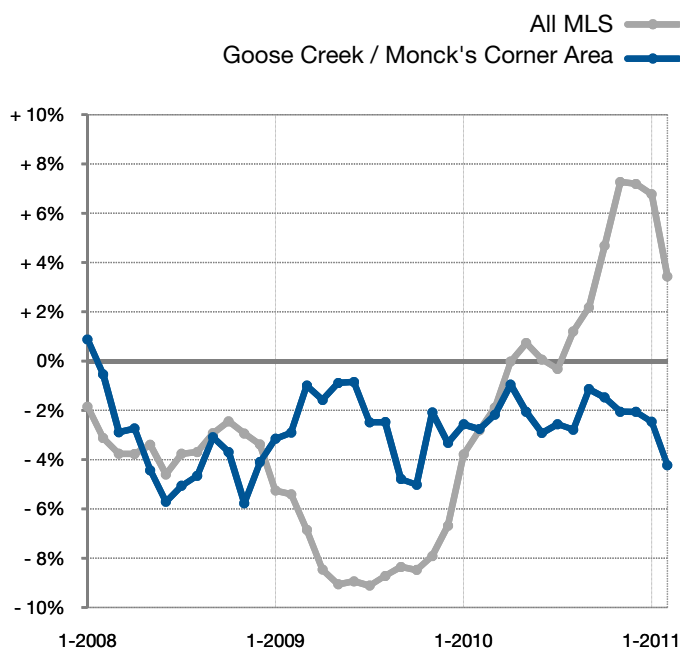
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	28	16	- 42.9%	61	29	- 52.5%
Closed Sales	5	5	0.0%	14	9	- 35.7%
Median Sales Price*	\$134,500	<b>\$103,000</b>	- 23.4%	\$109,950	<b>\$83,950</b>	- 23.6%
Average Sales Price*	\$128,689	<b>\$103,000</b>	- 20.0%	\$111,620	<b>\$77,733</b>	- 30.4%
Percent of Original List Price Received*	92.7%	<b>85.9%</b>	- 7.3%	95.8%	<b>82.9%</b>	- 13.5%
Days on Market Until Sale	55	<b>191</b>	+ 248.5%	64	<b>158</b>	+ 146.4%
Inventory of Homes for Sale	122	<b>96</b>	- 21.3%	--	--	--

\* 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.