

Local Market Update – February 2011

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



Greater Summerville Area

Areas 62 & 63

- 17.3%

+ 8.3%

- 14.9%

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	212	175	- 17.5%	389	325	- 16.5%
Closed Sales	68	71	+ 4.4%	122	128	+ 4.9%
Median Sales Price*	\$157,000	\$159,950	+ 1.9%	\$157,200	\$159,900	+ 1.7%
Average Sales Price*	\$164,267	\$177,559	+ 8.1%	\$168,614	\$173,645	+ 3.0%
Percent of Original List Price Received*	91.4%	89.4%	- 2.2%	92.2%	89.9%	- 2.5%
Days on Market Until Sale	102	129	+ 26.9%	92	130	+ 41.7%
Inventory of Homes for Sale	876	771	- 12.0%	--	--	--

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

Townhouse-Condo Attached

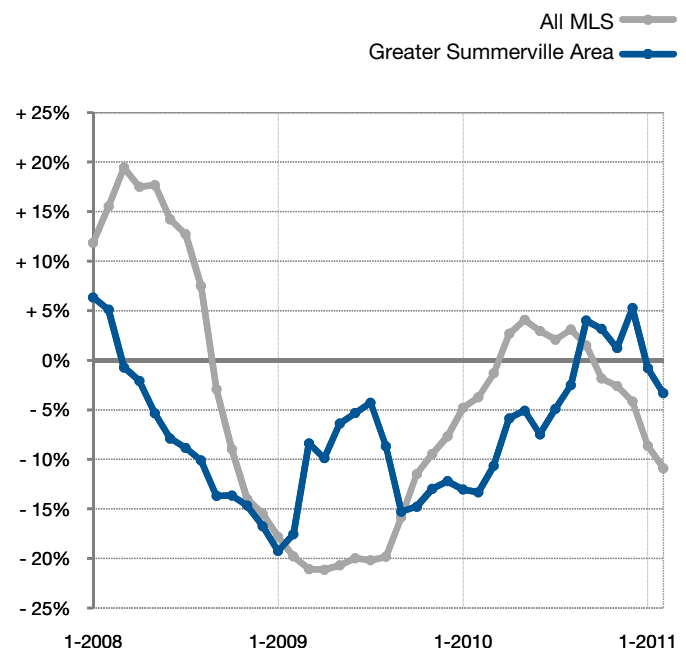
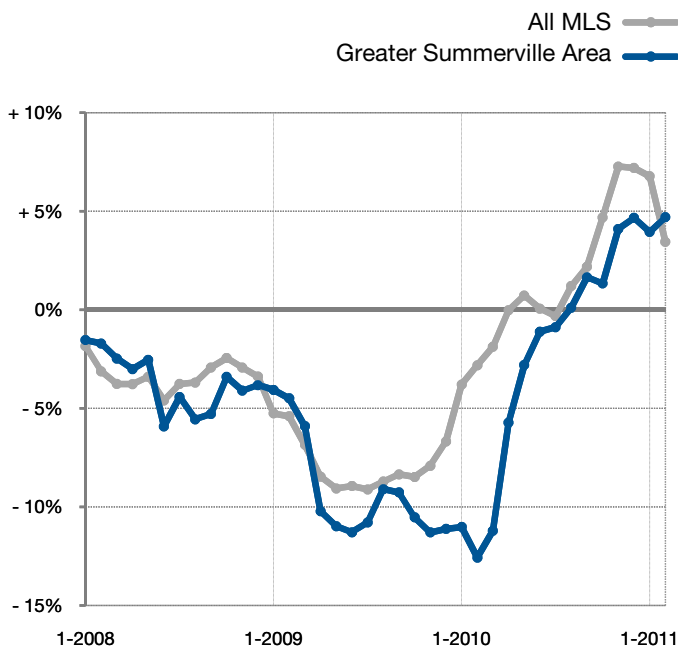
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	12	- 14.3%	37	23	- 37.8%
Closed Sales	4	7	+ 75.0%	7	15	+ 114.3%
Median Sales Price*	\$105,450	\$92,300	- 12.5%	\$118,000	\$99,900	- 15.3%
Average Sales Price*	\$103,700	\$113,000	+ 9.0%	\$110,400	\$105,020	- 4.9%
Percent of Original List Price Received*	91.2%	73.7%	- 19.2%	92.5%	80.8%	- 12.6%
Days on Market Until Sale	155	252	+ 62.7%	210	165	- 21.8%
Inventory of Homes for Sale	119	76	- 36.1%	--	--	--

* 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.