

# Local Market Update – February 2011

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



## Charleston County

County: CHS

**- 13.8%**

Change in  
**New Listings**  
All Properties

**- 8.6%**

Change in  
**Closed Sales**  
All Properties

**- 16.4%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	668	<b>569</b>	- 14.8%	1,376	<b>1,198</b>	- 12.9%
Closed Sales	236	<b>210</b>	- 11.0%	417	<b>419</b>	+ 0.5%
Median Sales Price*	\$245,900	<b>\$227,835</b>	- 7.3%	\$255,000	<b>\$249,100</b>	- 2.3%
Average Sales Price*	\$371,450	<b>\$308,593</b>	- 16.9%	\$372,721	<b>\$321,936</b>	- 13.6%
Percent of Original List Price Received*	88.4%	<b>88.3%</b>	- 0.0%	87.8%	<b>88.1%</b>	+ 0.3%
Days on Market Until Sale	127	<b>114</b>	- 10.6%	136	<b>116</b>	- 14.7%
Inventory of Homes for Sale	3,914	<b>3,450</b>	- 11.9%	--	--	--

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

### Townhouse-Condo Attached

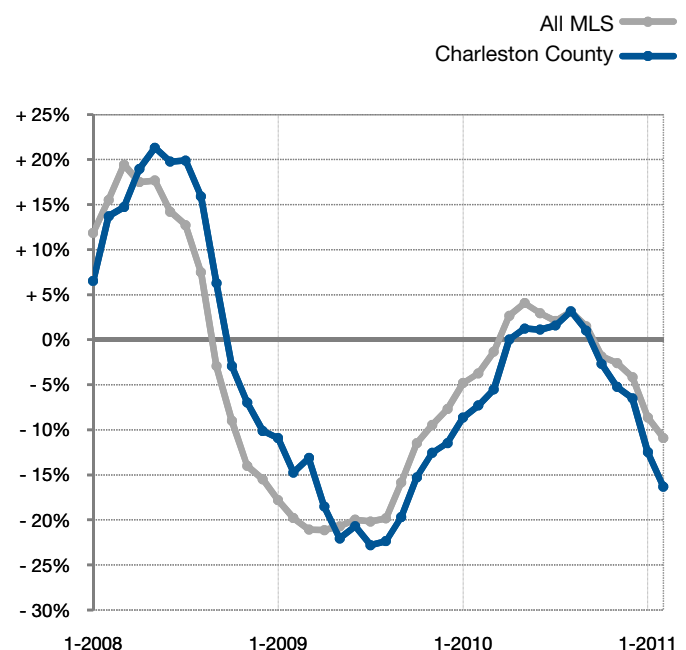
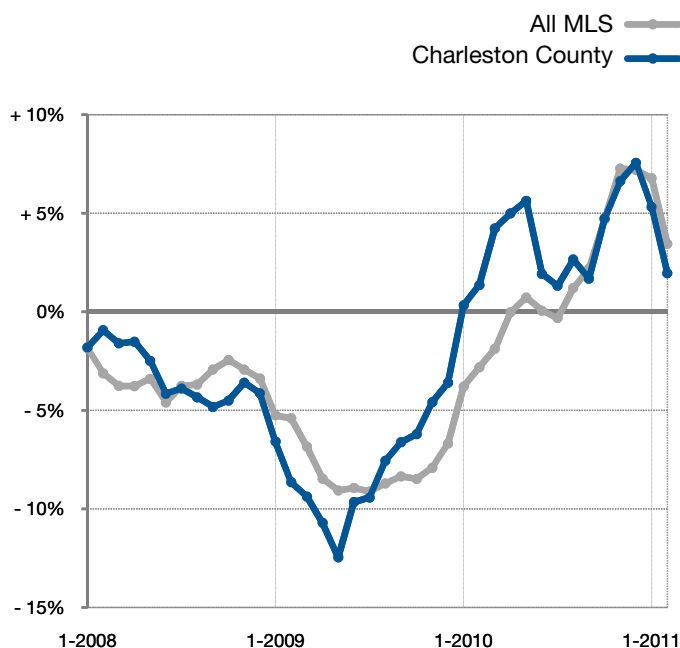
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	265	<b>235</b>	- 11.3%	525	<b>433</b>	- 17.5%
Closed Sales	68	<b>68</b>	0.0%	130	<b>147</b>	+ 13.1%
Median Sales Price*	\$155,000	<b>\$128,950</b>	- 16.8%	\$175,000	<b>\$130,000</b>	- 25.7%
Average Sales Price*	\$242,749	<b>\$213,804</b>	- 11.9%	\$251,371	<b>\$212,554</b>	- 15.4%
Percent of Original List Price Received*	87.6%	<b>86.0%</b>	- 1.8%	87.7%	<b>85.2%</b>	- 2.9%
Days on Market Until Sale	164	<b>122</b>	- 25.3%	165	<b>129</b>	- 21.9%
Inventory of Homes for Sale	2,055	<b>1,542</b>	- 25.0%	--	--	--

\* 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.