

Local Market Update – February 2011

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



Daniel Island

Area 77

- 9.1%

Change in
New Listings
All Properties

+ 83.3%

Change in
Closed Sales
All Properties

- 26.5%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	29	25	- 13.8%	55	54	- 1.8%
Closed Sales	5	8	+ 60.0%	14	15	+ 7.1%
Median Sales Price*	\$587,308	\$451,000	- 23.2%	\$583,654	\$568,240	- 2.6%
Average Sales Price*	\$688,562	\$721,988	+ 4.9%	\$659,206	\$687,509	+ 4.3%
Percent of Original List Price Received*	97.5%	87.2%	- 10.6%	95.6%	89.1%	- 6.8%
Days on Market Until Sale	195	128	- 34.6%	115	139	+ 20.7%
Inventory of Homes for Sale	132	111	- 15.9%	--	--	--

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

Townhouse-Condo Attached

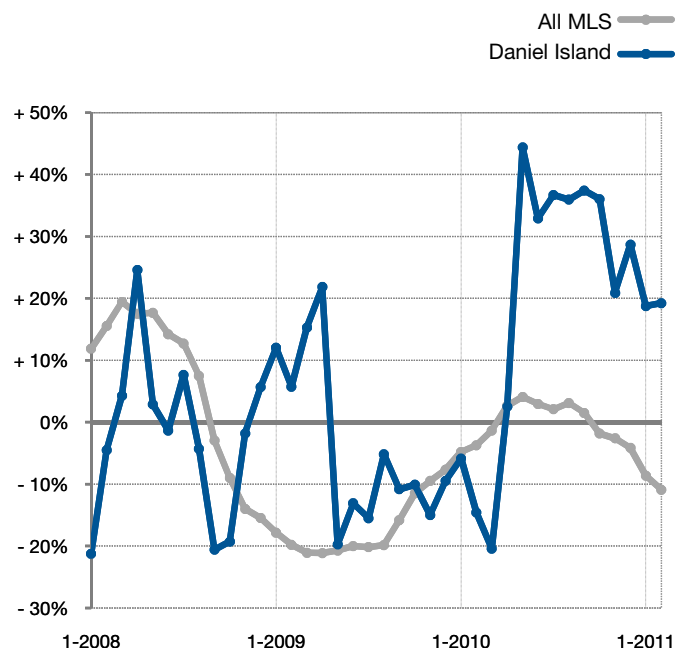
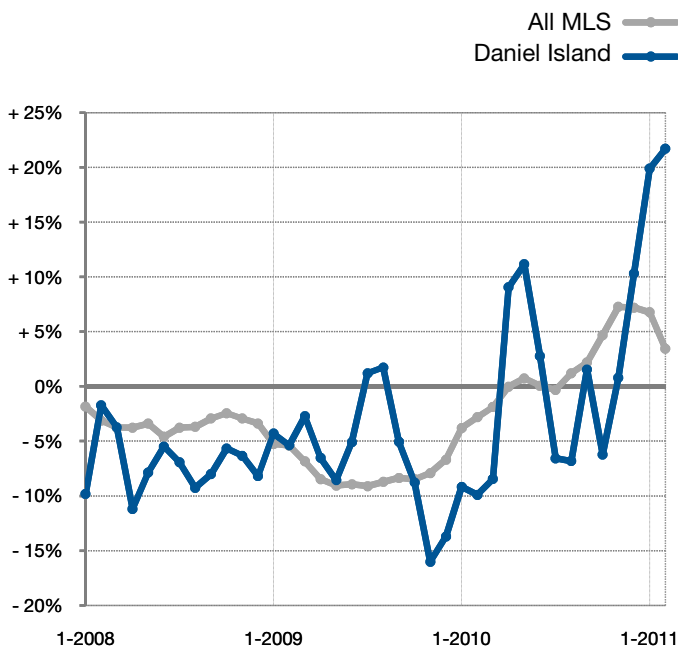
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	15	0.0%	36	28	- 22.2%
Closed Sales	1	3	+ 200.0%	4	8	+ 100.0%
Median Sales Price*	\$0	\$220,500	--	\$309,000	\$187,500	- 39.3%
Average Sales Price*	\$0	\$289,167	--	\$440,167	\$206,814	- 53.0%
Percent of Original List Price Received*	0.0%	88.3%	--	88.4%	86.4%	- 2.3%
Days on Market Until Sale	0	187	--	109	202	+ 84.9%
Inventory of Homes for Sale	166	108	- 34.9%	--	--	--

* 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.