

Local Market Update – February 2011

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



Downtown Charleston

Area 51

- 2.6%

+ 15.4%

- 23.9%

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	38	34	- 10.5%	71	62	- 12.7%
Closed Sales	6	10	+ 66.7%	13	19	+ 46.2%
Median Sales Price*	\$1,325,000	\$442,500	- 66.6%	\$962,950	\$485,000	- 49.6%
Average Sales Price*	\$1,163,380	\$689,550	- 40.7%	\$989,533	\$794,118	- 19.7%
Percent of Original List Price Received*	83.8%	84.5%	+ 0.8%	82.9%	85.4%	+ 3.1%
Days on Market Until Sale	218	132	- 39.5%	248	149	- 39.8%
Inventory of Homes for Sale	298	232	- 22.1%	--	--	--

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

Townhouse-Condo Attached

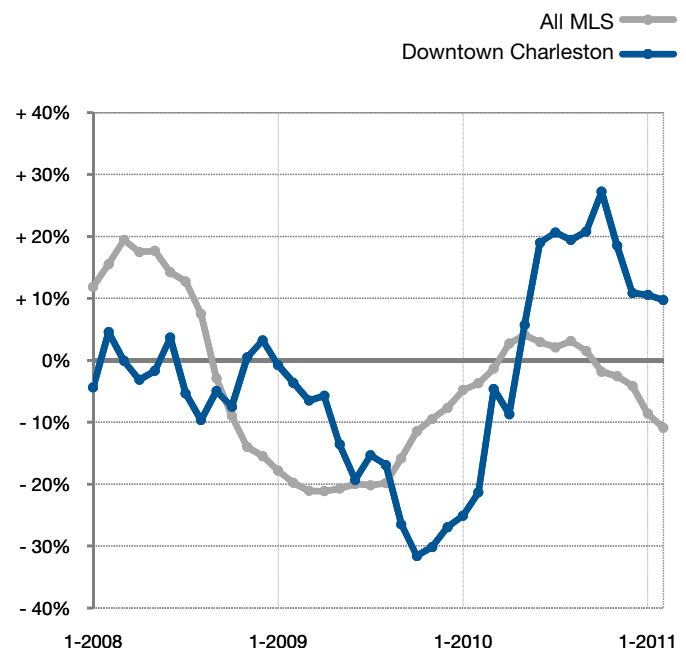
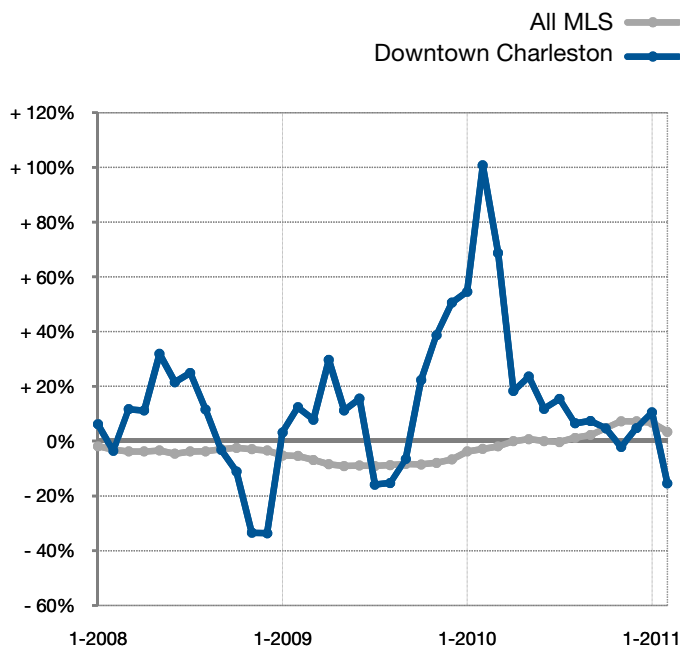
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	38	40	+ 5.3%	73	60	- 17.8%
Closed Sales	7	5	- 28.6%	19	16	- 15.8%
Median Sales Price*	\$486,500	\$365,000	- 25.0%	\$465,000	\$377,500	- 18.8%
Average Sales Price*	\$549,071	\$488,000	- 11.1%	\$542,911	\$429,214	- 20.9%
Percent of Original List Price Received*	78.5%	74.9%	- 4.5%	79.5%	82.7%	+ 4.0%
Days on Market Until Sale	240	316	+ 32.0%	230	247	+ 7.4%
Inventory of Homes for Sale	423	317	- 25.1%	--	--	--

* 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.