

Local Market Update – February 2011

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



Edisto Area

Areas 26, 27 & 28

- 4.8%

+ 500.0%

- 7.4%

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	15	17	+ 13.3%	26	31	+ 19.2%
Closed Sales	1	5	+ 400.0%	1	10	+ 900.0%
Median Sales Price*	\$290,000	\$544,260	+ 87.7%	\$290,000	\$541,630	+ 86.8%
Average Sales Price*	\$290,000	\$565,652	+ 95.1%	\$290,000	\$585,826	+ 102.0%
Percent of Original List Price Received*	101.8%	82.0%	- 19.4%	101.8%	80.4%	- 21.0%
Days on Market Until Sale	13	137	+ 956.9%	13	109	+ 738.5%
Inventory of Homes for Sale	171	155	- 9.4%	--	--	--

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

Townhouse-Condo Attached

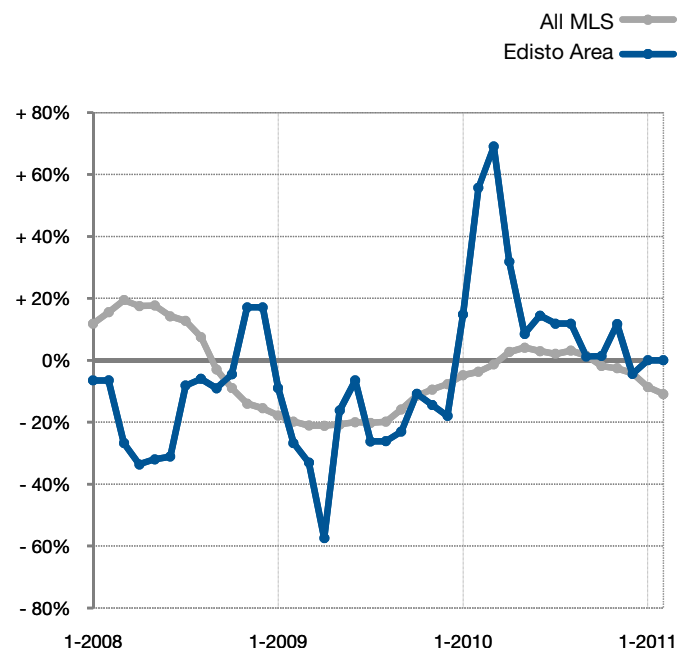
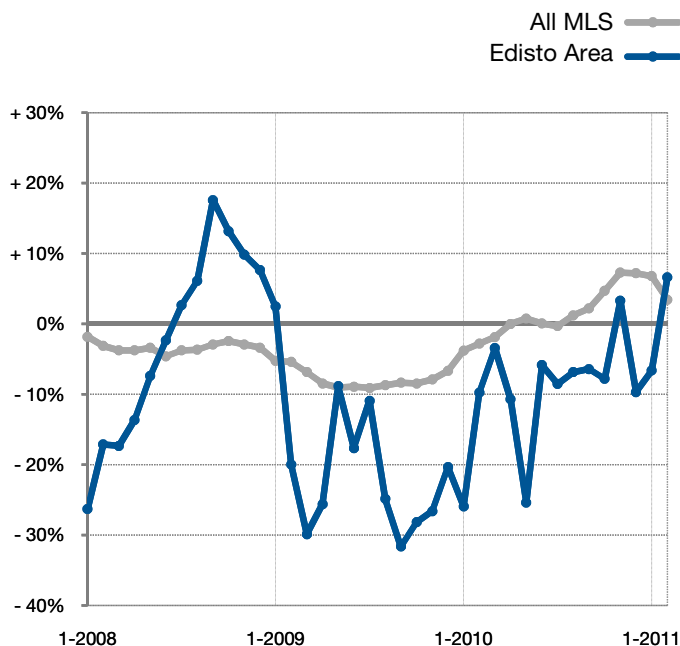
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	3	- 50.0%	10	5	- 50.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$349,000	--	\$0	\$311,000	--
Average Sales Price*	\$0	\$349,000	--	\$0	\$311,000	--
Percent of Original List Price Received*	0.0%	92.1%	--	0.0%	91.7%	--
Days on Market Until Sale	0	199	--	0	115	--
Inventory of Homes for Sale	45	45	0.0%	--	--	--

* 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.