

Local Market Update – February 2011

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



Folly Beach

Area 22

- 34.5% **+ 71.4%** **- 32.4%**

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	8	10	+ 25.0%	21	16	- 23.8%
Closed Sales	3	7	+ 133.3%	5	10	+ 100.0%
Median Sales Price*	\$678,245	\$465,000	- 31.4%	\$550,000	\$450,000	- 18.2%
Average Sales Price*	\$642,748	\$465,186	- 27.6%	\$598,649	\$455,130	- 24.0%
Percent of Original List Price Received*	79.7%	78.7%	- 1.3%	77.2%	80.3%	+ 3.9%
Days on Market Until Sale	382	183	- 52.1%	367	214	- 41.8%
Inventory of Homes for Sale	98	86	- 12.2%	--	--	--

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

Townhouse-Condo Attached

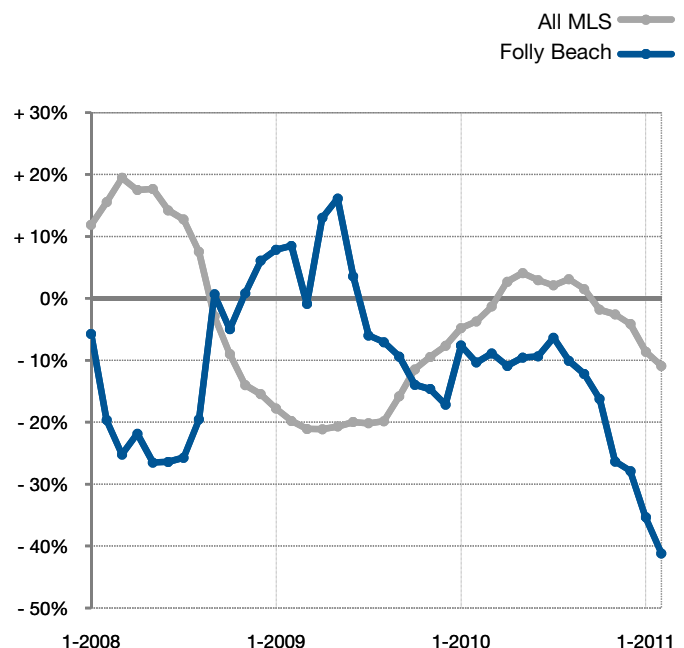
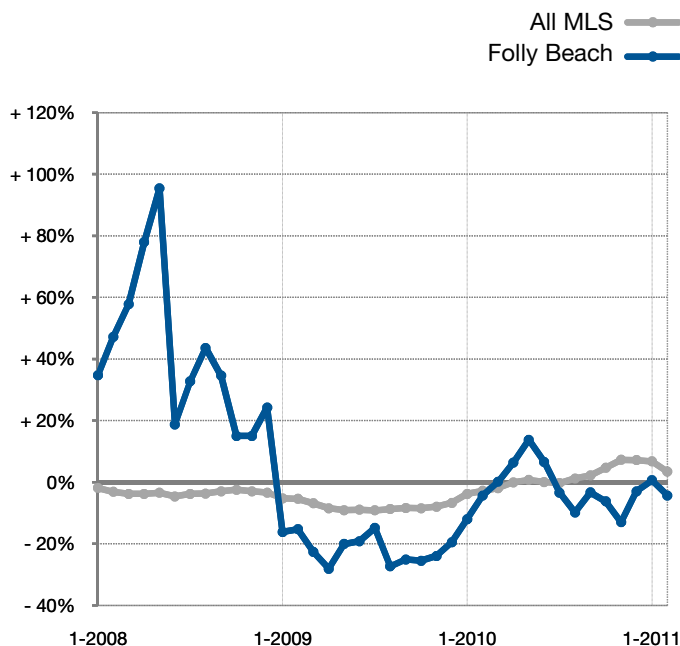
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	21	9	- 57.1%	39	19	- 51.3%
Closed Sales	4	5	+ 25.0%	10	9	- 10.0%
Median Sales Price*	\$395,890	\$125,000	- 68.4%	\$332,500	\$134,400	- 59.6%
Average Sales Price*	\$368,930	\$183,025	- 50.4%	\$338,354	\$203,825	- 39.8%
Percent of Original List Price Received*	93.3%	92.4%	- 0.9%	85.3%	83.6%	- 2.0%
Days on Market Until Sale	178	48	- 73.3%	165	126	- 23.5%
Inventory of Homes for Sale	124	64	- 48.4%	--	--	--

* 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.