

Local Market Update – February 2011

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



Greater North Charleston

Areas 31 & 32

- 4.7%

Change in
New Listings
All Properties

- 20.0%

Change in
Closed Sales
All Properties

- 11.2%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	92	108	+ 17.4%	205	215	+ 4.9%
Closed Sales	52	41	- 21.2%	82	75	- 8.5%
Median Sales Price*	\$140,844	\$129,500	- 8.1%	\$136,033	\$122,500	- 9.9%
Average Sales Price*	\$126,586	\$111,187	- 12.2%	\$124,274	\$109,446	- 11.9%
Percent of Original List Price Received*	87.6%	92.2%	+ 5.2%	87.7%	91.2%	+ 4.0%
Days on Market Until Sale	110	89	- 19.4%	114	86	- 24.8%
Inventory of Homes for Sale	509	493	- 3.1%	--	--	--

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

Townhouse-Condo Attached

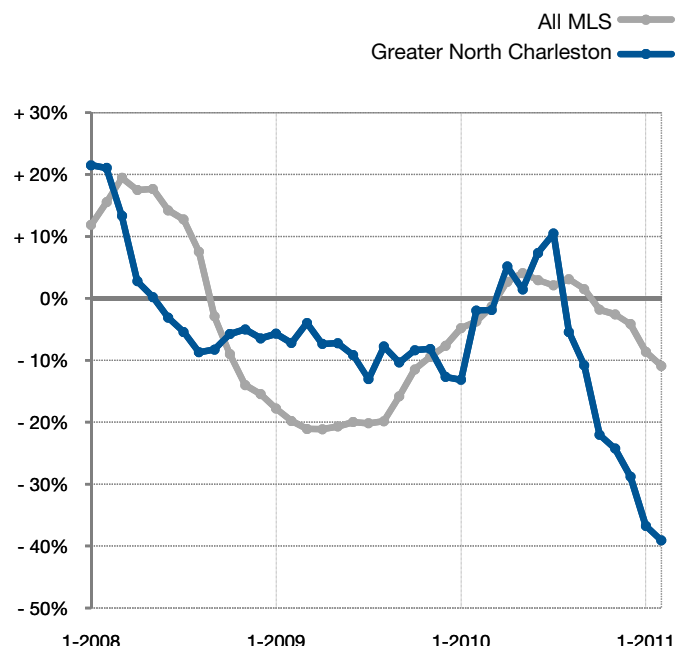
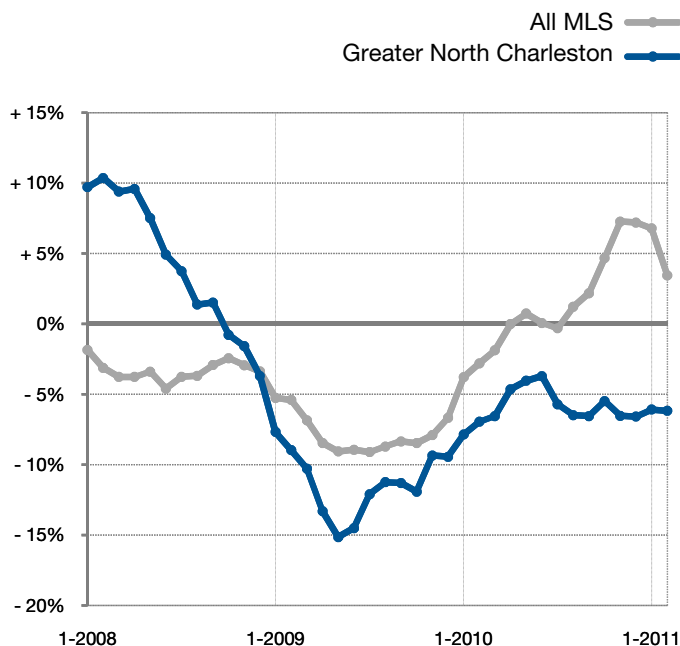
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	37	15	- 59.5%	67	32	- 52.2%
Closed Sales	8	7	- 12.5%	16	21	+ 31.3%
Median Sales Price*	\$128,450	\$54,059	- 57.9%	\$116,450	\$54,059	- 53.6%
Average Sales Price*	\$119,163	\$74,151	- 37.8%	\$110,319	\$66,899	- 39.4%
Percent of Original List Price Received*	95.5%	85.1%	- 10.8%	92.7%	82.2%	- 11.3%
Days on Market Until Sale	81	93	+ 13.9%	105	113	+ 8.1%
Inventory of Homes for Sale	207	143	- 30.9%	--	--	--

* 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.