

Local Market Update – February 2011

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



Isle of Palms

Areas 44 & 45

- 31.1% **+ 22.2%** **- 14.7%**

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	32	17	- 46.9%	54	44	- 18.5%
Closed Sales	8	8	0.0%	18	12	- 33.3%
Median Sales Price*	\$1,292,250	\$552,000	- 57.3%	\$1,175,000	\$533,500	- 54.6%
Average Sales Price*	\$1,608,688	\$829,429	- 48.4%	\$1,454,831	\$724,625	- 50.2%
Percent of Original List Price Received*	75.2%	86.1%	+ 14.5%	75.9%	85.1%	+ 12.1%
Days on Market Until Sale	186	196	+ 5.4%	194	178	- 8.3%
Inventory of Homes for Sale	288	245	- 14.9%	--	--	--

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

Townhouse-Condo Attached

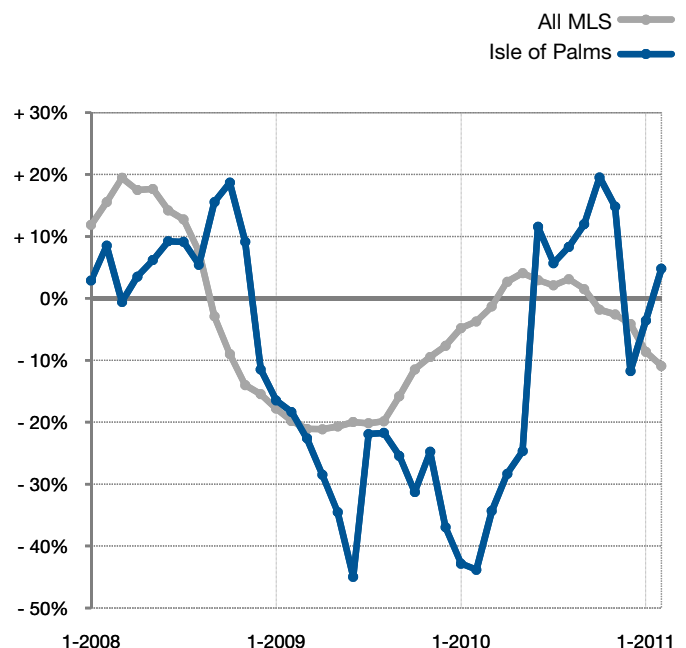
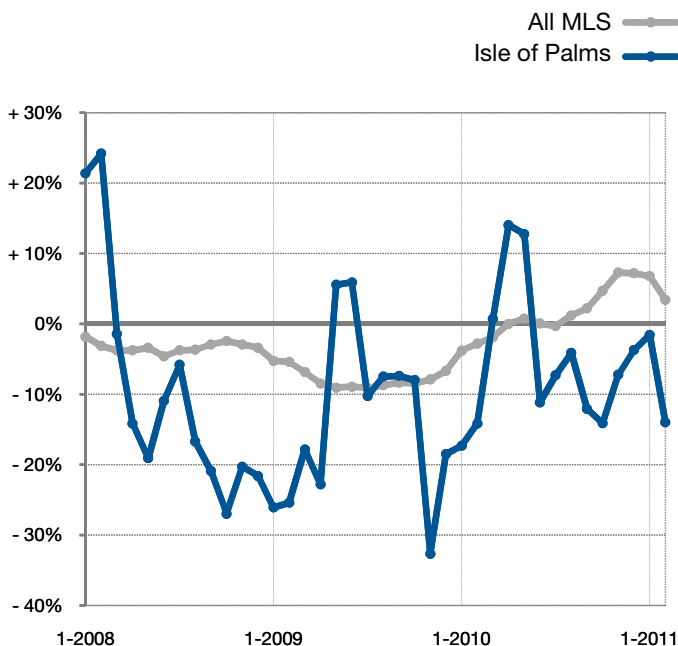
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	14	+ 7.7%	23	27	+ 17.4%
Closed Sales	1	3	+ 200.0%	2	7	+ 250.0%
Median Sales Price*	\$240,000	\$399,000	+ 66.3%	\$422,000	\$625,000	+ 48.1%
Average Sales Price*	\$240,000	\$363,667	+ 51.5%	\$422,000	\$571,714	+ 35.5%
Percent of Original List Price Received*	88.9%	72.7%	- 18.2%	89.5%	73.5%	- 17.9%
Days on Market Until Sale	33	130	+ 292.9%	51	204	+ 303.0%
Inventory of Homes for Sale	135	116	- 14.1%	--	--	--

* 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.