

Local Market Update – February 2011

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



James Island

Area 21

- 13.6% **+ 26.9%** **- 16.4%**

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	77	59	- 23.4%	160	120	- 25.0%
Closed Sales	25	27	+ 8.0%	44	46	+ 4.5%
Median Sales Price*	\$220,000	\$184,000	- 16.4%	\$230,000	\$192,000	- 16.5%
Average Sales Price*	\$241,140	\$215,943	- 10.4%	\$260,460	\$208,986	- 19.8%
Percent of Original List Price Received*	89.0%	85.2%	- 4.2%	89.1%	83.7%	- 6.0%
Days on Market Until Sale	136	100	- 26.5%	137	124	- 9.4%
Inventory of Homes for Sale	354	300	- 15.3%	--	--	--

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

Townhouse-Condo Attached

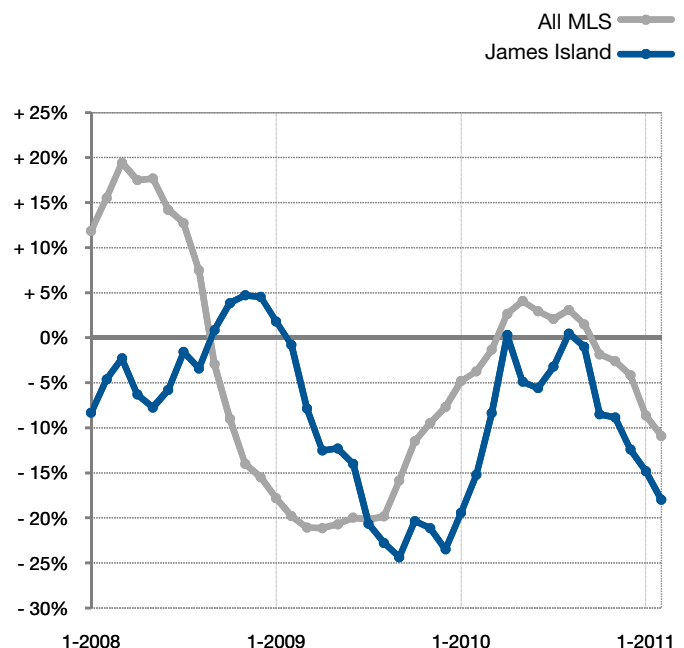
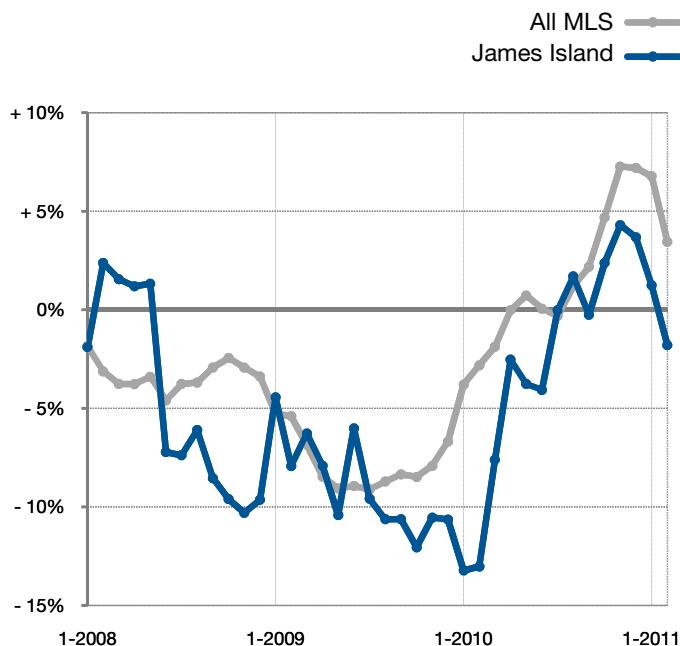
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	26	30	+ 15.4%	50	54	+ 8.0%
Closed Sales	1	6	+ 500.0%	7	13	+ 85.7%
Median Sales Price*	\$80,000	\$90,000	+ 12.5%	\$170,000	\$115,000	- 32.4%
Average Sales Price*	\$80,000	\$159,400	+ 99.3%	\$158,714	\$147,818	- 6.9%
Percent of Original List Price Received*	72.7%	83.2%	+ 14.4%	84.2%	87.6%	+ 4.0%
Days on Market Until Sale	125	110	- 11.9%	230	127	- 44.7%
Inventory of Homes for Sale	146	118	- 19.2%	--	--	--

* 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.