

Local Market Update – February 2011

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



Johns Island

Area 23

- 4.2%

Change in
New Listings
All Properties

+ 80.0%

Change in
Closed Sales
All Properties

- 5.9%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	34	43	+ 26.5%	66	83	+ 25.8%
Closed Sales	8	15	+ 87.5%	12	25	+ 108.3%
Median Sales Price*	\$245,500	\$192,865	- 21.4%	\$279,000	\$195,900	- 29.8%
Average Sales Price*	\$384,335	\$229,850	- 40.2%	\$399,685	\$233,302	- 41.6%
Percent of Original List Price Received*	98.0%	87.9%	- 10.3%	94.5%	91.3%	- 3.4%
Days on Market Until Sale	85	165	+ 94.5%	110	128	+ 17.0%
Inventory of Homes for Sale	243	256	+ 5.3%	--	--	--

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

Townhouse-Condo Attached

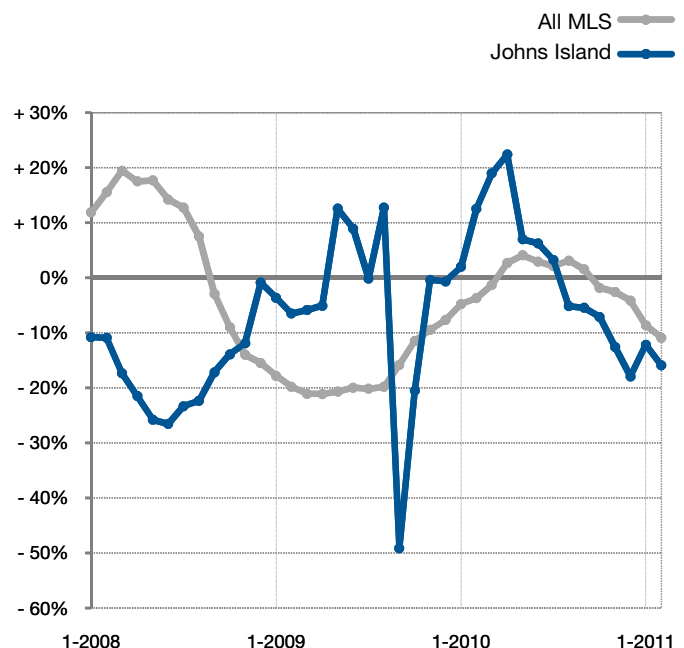
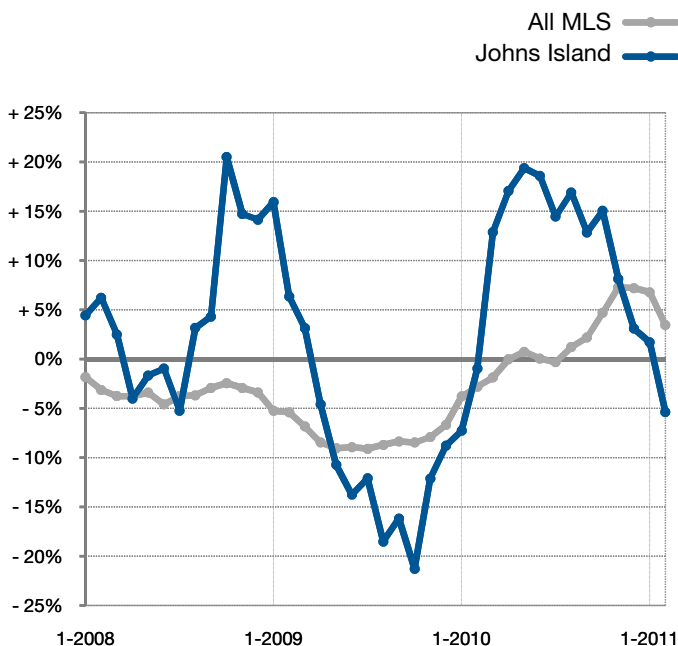
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	3	- 78.6%	23	8	- 65.2%
Closed Sales	2	3	+ 50.0%	2	5	+ 150.0%
Median Sales Price*	\$148,500	\$130,000	- 12.5%	\$148,500	\$117,000	- 21.2%
Average Sales Price*	\$148,500	\$116,330	- 21.7%	\$148,500	\$106,198	- 28.5%
Percent of Original List Price Received*	98.0%	83.7%	- 14.5%	98.0%	79.4%	- 18.9%
Days on Market Until Sale	29	57	+ 98.8%	29	56	+ 95.1%
Inventory of Homes for Sale	62	31	- 50.0%	--	--	--

* 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.