

Local Market Update – February 2011

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



Kiawah and Seabrook Islands

Area 25

+ 9.7%

Change in
New Listings
All Properties

+ 16.7%

Change in
Closed Sales
All Properties

- 5.6%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	21	- 8.7%	42	46	+ 9.5%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$720,000	\$438,450	- 39.1%	\$680,000	\$315,000	- 53.7%
Average Sales Price*	\$743,333	\$438,450	- 41.0%	\$723,094	\$424,586	- 41.3%
Percent of Original List Price Received*	78.7%	97.7%	+ 24.0%	85.4%	88.0%	+ 3.1%
Days on Market Until Sale	306	16	- 94.8%	171	98	- 42.9%
Inventory of Homes for Sale	193	193	0.0%	--	--	--

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

Townhouse-Condo Attached

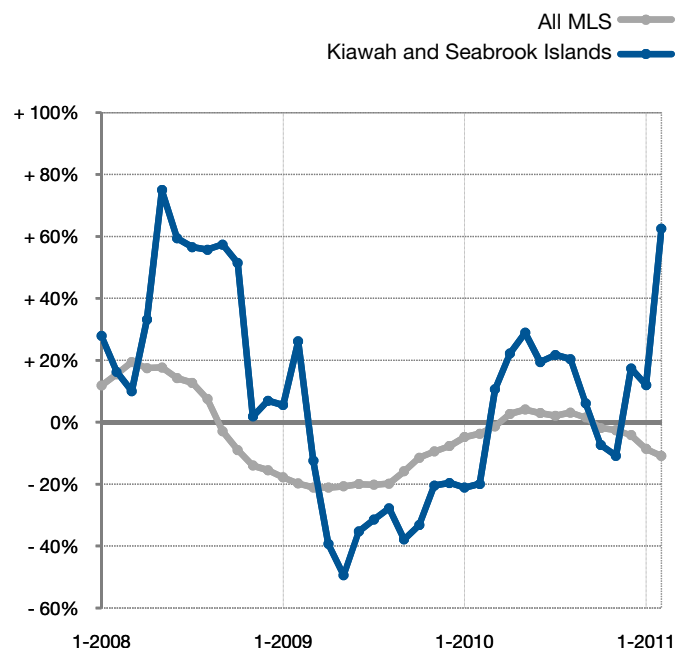
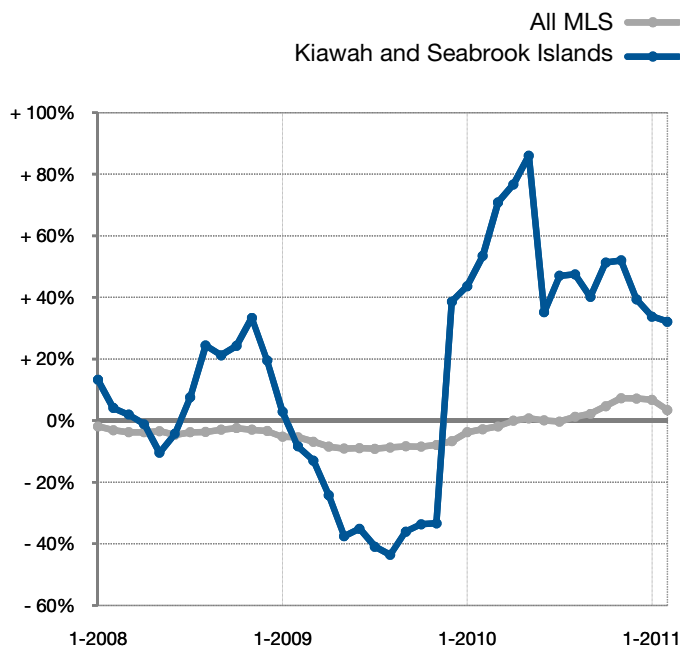
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	13	+ 62.5%	20	24	+ 20.0%
Closed Sales	3	5	+ 66.7%	3	7	+ 133.3%
Median Sales Price*	\$120,000	\$385,000	+ 220.8%	\$120,000	\$370,000	+ 208.3%
Average Sales Price*	\$247,000	\$400,900	+ 62.3%	\$247,000	\$342,357	+ 38.6%
Percent of Original List Price Received*	81.6%	86.0%	+ 5.4%	81.6%	83.9%	+ 2.8%
Days on Market Until Sale	183	264	+ 44.2%	183	210	+ 14.7%
Inventory of Homes for Sale	167	147	- 12.0%	--	--	--

* 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.