

Local Market Update – February 2011

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



- 51.1% **- 44.3%** **- 46.7%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Lower Mount Pleasant

Area 42

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	139	60	- 56.8%	257	125	- 51.4%
Closed Sales	56	26	- 53.6%	90	57	- 36.7%
Median Sales Price*	\$368,500	\$279,888	- 24.0%	\$359,000	\$310,000	- 13.6%
Average Sales Price*	\$418,009	\$432,491	+ 3.5%	\$426,565	\$433,564	+ 1.6%
Percent of Original List Price Received*	89.5%	86.4%	- 3.5%	88.1%	86.2%	- 2.1%
Days on Market Until Sale	116	139	+ 20.3%	137	116	- 15.2%
Inventory of Homes for Sale	670	349	- 47.9%	--	--	--

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

Townhouse-Condo Attached

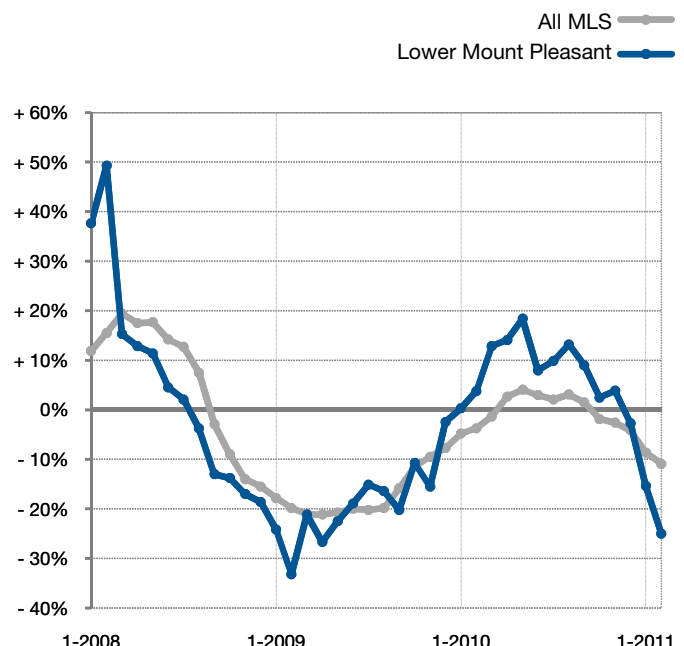
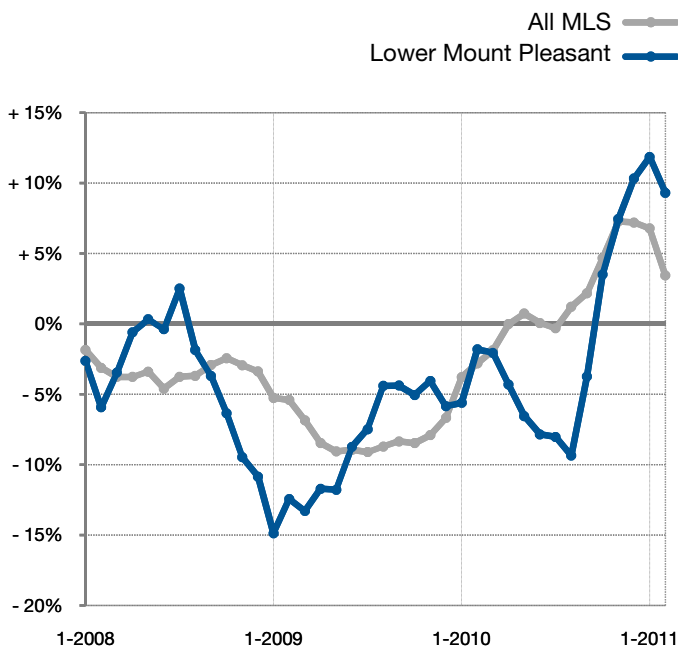
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	39	27	- 30.8%	74	52	- 29.7%
Closed Sales	14	13	- 7.1%	25	24	- 4.0%
Median Sales Price*	\$163,500	\$130,000	- 20.5%	\$172,000	\$130,000	- 24.4%
Average Sales Price*	\$266,264	\$200,831	- 24.6%	\$239,347	\$197,417	- 17.5%
Percent of Original List Price Received*	82.6%	84.0%	+ 1.7%	85.0%	83.6%	- 1.6%
Days on Market Until Sale	233	136	- 41.6%	187	121	- 35.7%
Inventory of Homes for Sale	324	181	- 44.1%	--	--	--

* 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.