

Local Market Update – February 2011

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



Upper Charleston Peninsula

Area 52

- 14.3% **- 11.1%** **- 16.5%**

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	19	15	- 21.1%	44	33	- 25.0%
Closed Sales	6	8	+ 33.3%	13	12	- 7.7%
Median Sales Price*	\$201,625	\$220,000	+ 9.1%	\$223,250	\$285,000	+ 27.7%
Average Sales Price*	\$230,942	\$243,071	+ 5.3%	\$251,512	\$303,182	+ 20.5%
Percent of Original List Price Received*	88.6%	87.3%	- 1.5%	84.9%	81.3%	- 4.3%
Days on Market Until Sale	44	74	+ 68.5%	115	127	+ 11.0%
Inventory of Homes for Sale	128	102	- 20.3%	--	--	--

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

Townhouse-Condo Attached

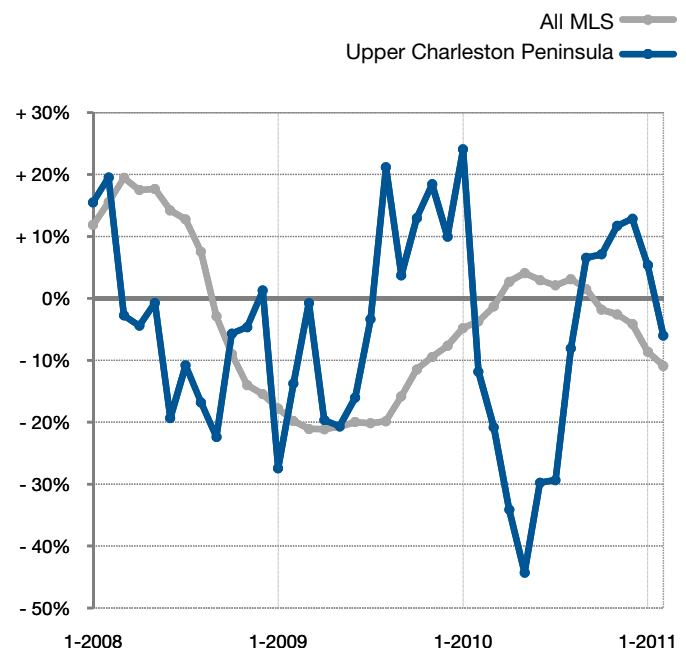
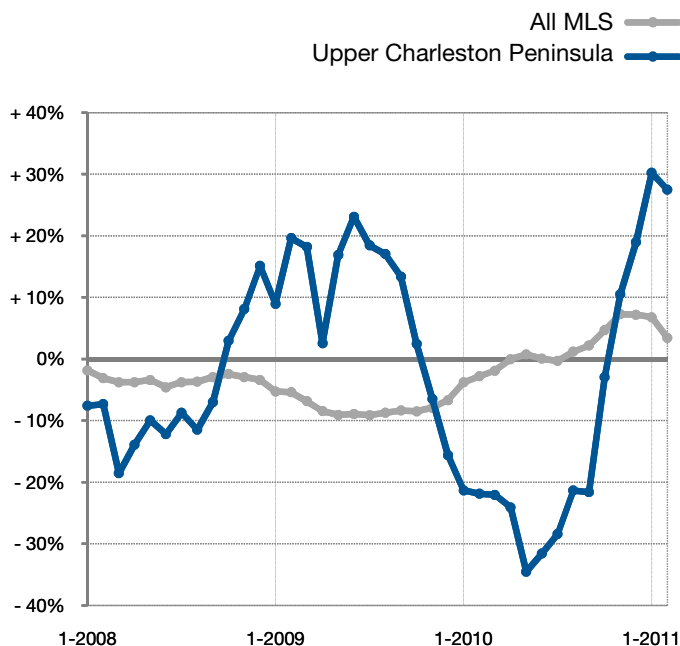
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	3	+ 50.0%	9	8	- 11.1%
Closed Sales	3	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$105,500	\$0	- 100.0%	\$179,216	\$169,900	- 5.2%
Average Sales Price*	\$269,167	\$0	- 100.0%	\$238,343	\$181,133	- 24.0%
Percent of Original List Price Received*	89.0%	0.0%	- 100.0%	93.4%	86.6%	- 7.3%
Days on Market Until Sale	59	0	- 100.0%	87	134	+ 54.4%
Inventory of Homes for Sale	78	70	- 10.3%	--	--	--

* 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.