

# Local Market Update – February 2011

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



**+ 23.1%**      **+ 52.0%**      **+ 18.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Upper Mount Pleasant

Area 41

### Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	55	<b>79</b>	+ 43.6%	115	<b>167</b>	+ 45.2%
Closed Sales	15	<b>28</b>	+ 86.7%	32	<b>62</b>	+ 93.8%
Median Sales Price*	\$360,000	<b>\$365,000</b>	+ 1.4%	\$352,500	<b>\$349,000</b>	- 1.0%
Average Sales Price*	\$376,707	<b>\$399,742</b>	+ 6.1%	\$361,378	<b>\$382,560</b>	+ 5.9%
Percent of Original List Price Received*	92.1%	<b>92.5%</b>	+ 0.4%	89.6%	<b>90.3%</b>	+ 0.8%
Days on Market Until Sale	158	<b>103</b>	- 35.1%	163	<b>116</b>	- 28.7%
Inventory of Homes for Sale	283	<b>374</b>	+ 32.2%	--	--	--

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

### Townhouse-Condo Attached

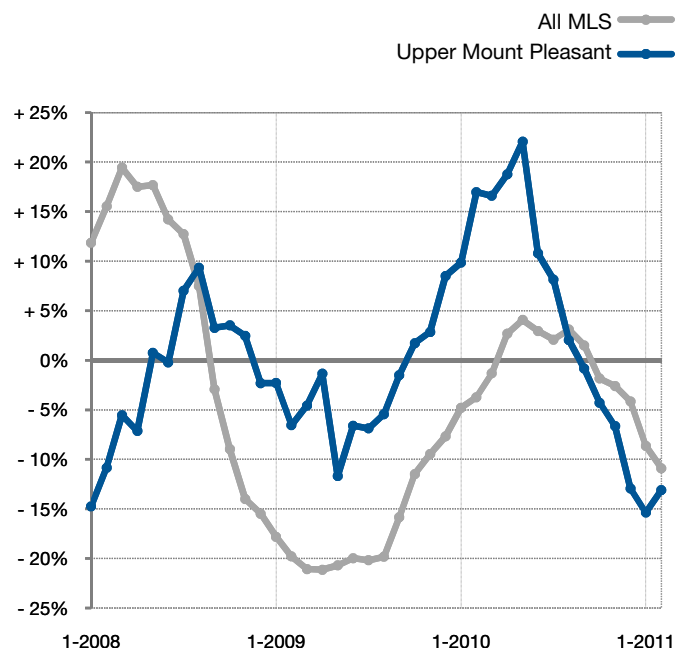
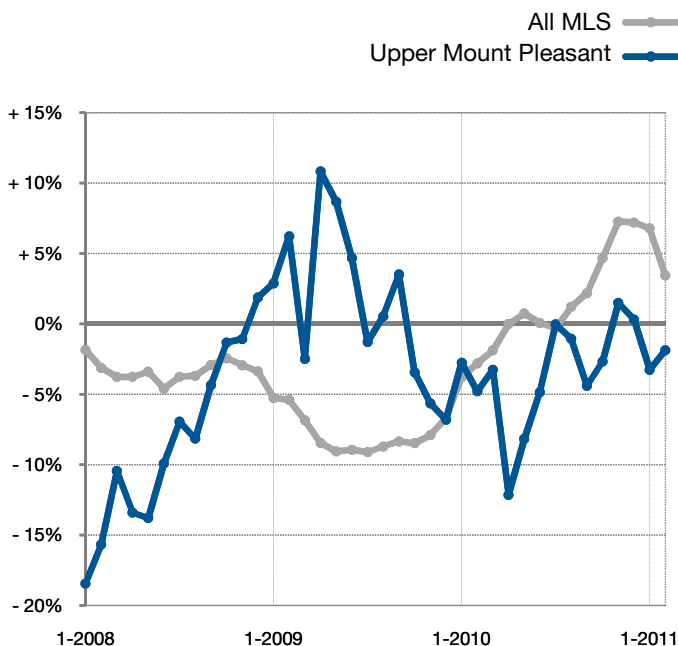
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	36	<b>33</b>	- 8.3%	51	<b>59</b>	+ 15.7%
Closed Sales	10	<b>10</b>	0.0%	12	<b>18</b>	+ 50.0%
Median Sales Price*	\$230,250	<b>\$256,291</b>	+ 11.3%	\$230,250	<b>\$201,000</b>	- 12.7%
Average Sales Price*	\$223,543	<b>\$247,903</b>	+ 10.9%	\$226,273	<b>\$223,039</b>	- 1.4%
Percent of Original List Price Received*	87.3%	<b>95.3%</b>	+ 9.2%	88.1%	<b>94.9%</b>	+ 7.7%
Days on Market Until Sale	189	<b>102</b>	- 46.0%	203	<b>71</b>	- 65.2%
Inventory of Homes for Sale	135	<b>120</b>	- 11.1%	--	--	--

\* 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.