

Local Market Update – February 2011

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



West Ashley Area

Areas 11 & 12

- 7.9%

Change in
New Listings
All Properties

- 30.6%

Change in
Closed Sales
All Properties

- 2.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	121	93	- 23.1%	263	206	- 21.7%
Closed Sales	48	32	- 33.3%	88	74	- 15.9%
Median Sales Price*	\$248,500	\$190,500	- 23.3%	\$232,598	\$207,903	- 10.6%
Average Sales Price*	\$270,954	\$213,966	- 21.0%	\$262,884	\$226,138	- 14.0%
Percent of Original List Price Received*	88.8%	88.4%	- 0.5%	89.4%	90.6%	+ 1.3%
Days on Market Until Sale	120	99	- 18.0%	113	91	- 19.7%
Inventory of Homes for Sale	501	497	- 0.8%	--	--	--

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

Townhouse-Condo Attached

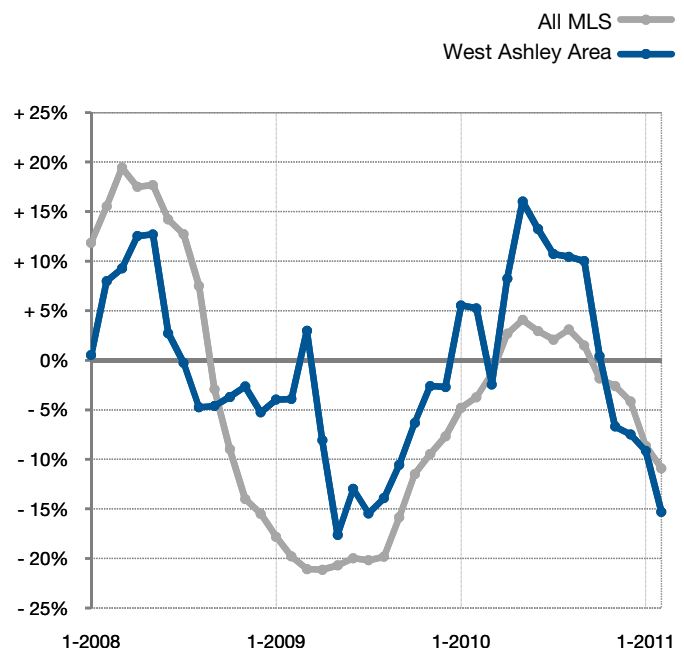
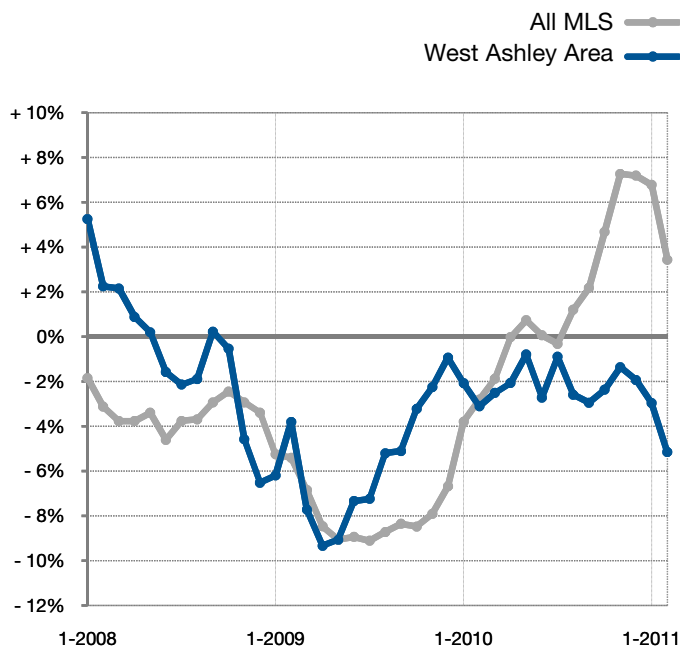
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	31	47	+ 51.6%	92	87	- 5.4%
Closed Sales	14	11	- 21.4%	28	24	- 14.3%
Median Sales Price*	\$140,750	\$82,000	- 41.7%	\$153,750	\$105,000	- 31.7%
Average Sales Price*	\$138,427	\$90,553	- 34.6%	\$147,271	\$115,191	- 21.8%
Percent of Original List Price Received*	91.8%	88.3%	- 3.8%	92.9%	88.0%	- 5.3%
Days on Market Until Sale	142	64	- 54.6%	137	94	- 31.1%
Inventory of Homes for Sale	235	224	- 4.7%	--	--	--

* 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.