

Local Market Update – November 2011

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



Isle of Palms

Areas 44 & 45

+ 12.0%

Change in
New Listings
All Properties

+ 50.0%

Change in
Closed Sales
All Properties

- 15.7%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	20	+ 5.3%	313	228	- 27.2%
Closed Sales	7	15	+ 114.3%	113	112	- 0.9%
Median Sales Price*	\$498,750	\$827,900	+ 66.0%	\$723,500	\$750,000	+ 3.7%
Average Sales Price*	\$671,679	\$841,297	+ 25.3%	\$962,323	\$879,406	- 8.6%
Percent of Original List Price Received*	89.7%	80.8%	- 9.9%	79.1%	82.3%	+ 4.1%
Days on Market Until Sale	102	233	+ 127.7%	182	196	+ 7.8%
Inventory of Homes for Sale	259	202	- 22.0%	--	--	--

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

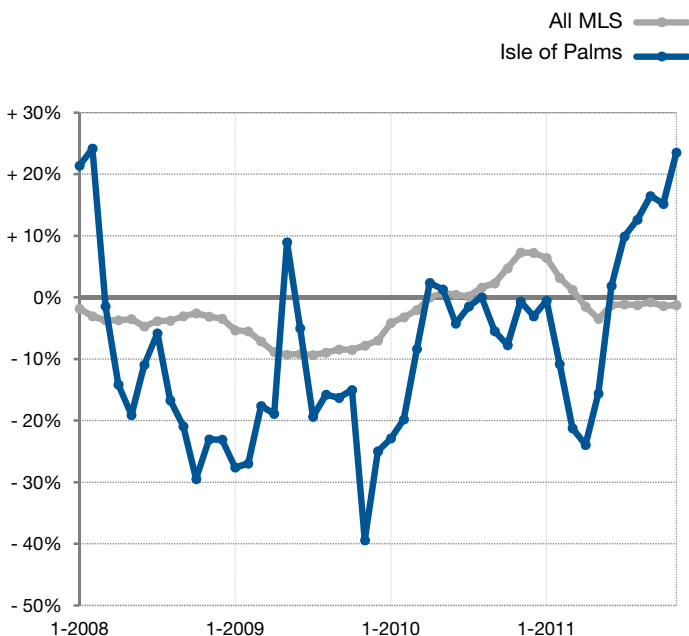
Townhouse-Condo Attached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	8	+ 33.3%	159	122	- 23.3%
Closed Sales	5	3	- 40.0%	39	50	+ 28.2%
Median Sales Price*	\$450,000	\$800,000	+ 77.8%	\$527,500	\$465,000	- 11.8%
Average Sales Price*	\$435,000	\$725,000	+ 66.7%	\$513,865	\$463,038	- 9.9%
Percent of Original List Price Received*	81.1%	88.8%	+ 9.5%	83.9%	79.7%	- 4.9%
Days on Market Until Sale	61	45	- 25.7%	153	202	+ 32.1%
Inventory of Homes for Sale	124	121	- 2.4%	--	--	--

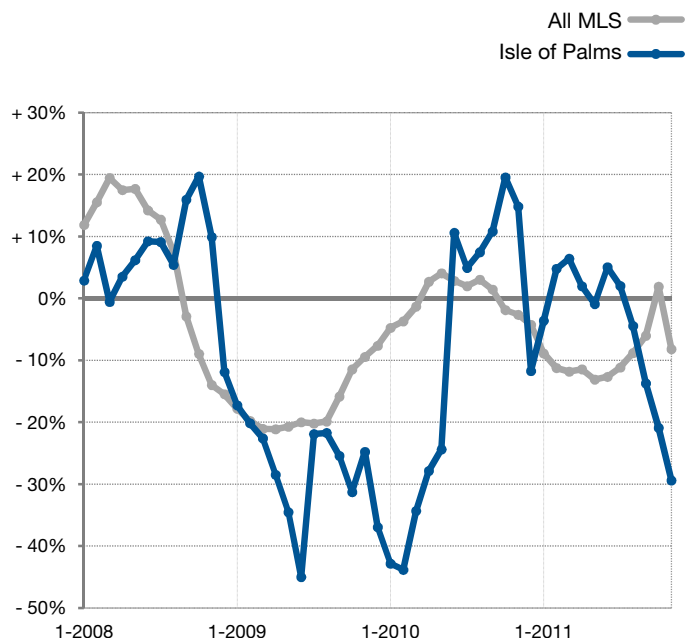
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.