

# Local Market Update – November 2011

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



## James Island

Area 21

**- 20.0%**

Change in  
**New Listings**  
All Properties

**0.0%**

Change in  
**Closed Sales**  
All Properties

**- 25.9%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	51	<b>38</b>	- 25.5%	793	<b>614</b>	- 22.6%
Closed Sales	26	<b>23</b>	- 11.5%	381	<b>345</b>	- 9.4%
Median Sales Price*	\$222,000	<b>\$223,500</b>	+ 0.7%	\$240,000	<b>\$214,000</b>	- 10.8%
Average Sales Price*	\$274,438	<b>\$240,002</b>	- 12.5%	\$283,864	<b>\$247,549</b>	- 12.8%
Percent of Original List Price Received*	88.2%	<b>89.7%</b>	+ 1.6%	88.9%	<b>88.0%</b>	- 1.0%
Days on Market Until Sale	85	<b>112</b>	+ 32.0%	110	<b>104</b>	- 5.8%
Inventory of Homes for Sale	340	<b>260</b>	- 23.5%	--	--	--

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

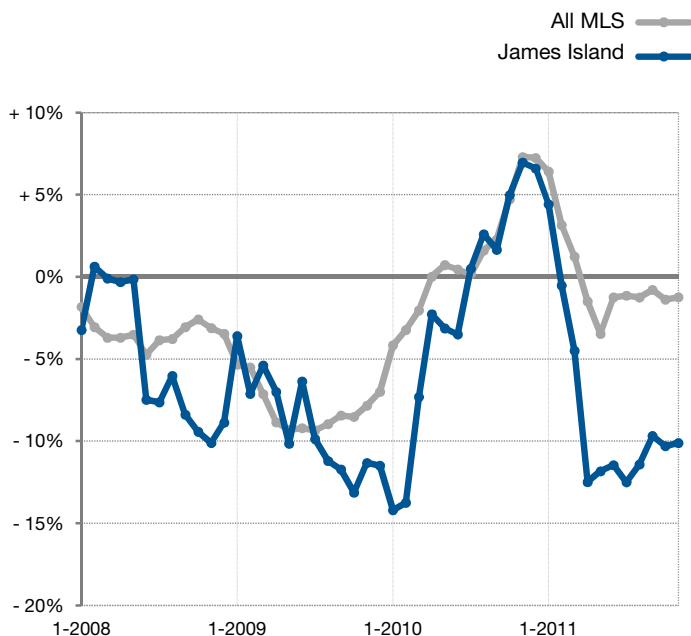
### Townhouse-Condo Attached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	<b>18</b>	- 5.3%	233	<b>206</b>	- 11.6%
Closed Sales	3	<b>6</b>	+ 100.0%	86	<b>123</b>	+ 43.0%
Median Sales Price*	\$49,000	<b>\$83,400</b>	+ 70.2%	\$137,950	<b>\$116,000</b>	- 15.9%
Average Sales Price*	\$49,675	<b>\$138,967</b>	+ 179.8%	\$134,060	<b>\$133,195</b>	- 0.6%
Percent of Original List Price Received*	64.2%	<b>85.5%</b>	+ 33.1%	86.5%	<b>88.3%</b>	+ 2.1%
Days on Market Until Sale	105	<b>191</b>	+ 81.6%	108	<b>109</b>	+ 1.0%
Inventory of Homes for Sale	131	<b>89</b>	- 32.1%	--	--	--

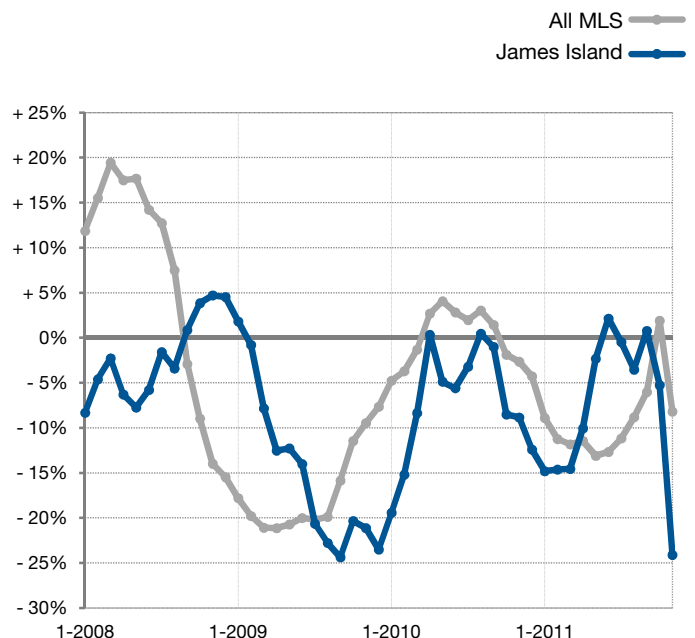
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### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

#### 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.