

# ABSORPTION RATE (months) FOR TRI-COUNTY MLS AREAS as of JUNE 30, 2014

## based on Sales Price for homes closed in the past 6 months

**RULE of THUMB:**

- Less than five (5) months supply reflects a sellers market
- Five (5) to seven (7) months supply reflects a balanced market
- Eight (8) to twelve (12) months supply reflects a buyers market
- More than twelve (12) months supply reflects a slow buyers market

MLS AREA	\$0 - \$250,000			\$250,000 - \$500,000			\$500,000 - \$750,000			\$750,000 - \$1.0M			\$1.0M +			
	CURRENT ACTIVES	SOLDS prior 6 mos	ABSORPTION RATE (months)	CURRENT ACTIVES	SOLDS prior 6 mos	ABSORPTION RATE (months)	CURRENT ACTIVES	SOLDS prior 6 mos	ABSORPTION RATE (months)	CURRENT ACTIVES	SOLDS prior 6 mos	ABSORPTION RATE (months)	CURRENT ACTIVES	SOLDS prior 6 mos	ABSORPTION RATE (months)	
11	West Ashley - Inside 526	76	147	3	57	84	4	15	9	10	8	0	0	11	1	66
12	West Ashley - Outside 526	132	292	3	95	198	3	6	1	36	5	1	30	2	0	0
13	Ravenel/Hollywood/Meggett	30	32	6	32	19	10	14	3	28	10	3	20	9	1	54
21	James Island	76	194	2	143	193	4	21	19	7	6	4	9	13	4	20
22	Folly Beach	8	13	4	42	29	9	45	8	34	28	5	34	20	3	40
23	Johns Island	65	82	5	63	65	6	31	15	12	12	2	36	19	1	114
24	Wadmalaw	4	3	8	5	4	8	3	0	0	9	0	0	7	1	42
25	Kiawah	5	2	15	34	11	19	18	4	27	20	2	60	43	7	37
26	Edisto	13	4	20	13	6	13	1	1	6	2	0	0	4	0	0
30	Seabrook	35	8	26	64	24	16	40	11	22	19	6	19	33	4	50
31	North Charleston - Inside 526	90	118	5	17	21	5	0	0	0	0	0	0	0	0	0
32	North Charleston - Outside 526	285	354	5	17	10	10	5	1	30	3	0	0	0	0	0
41	Mt. Pleasant - North of IOP Con	24	91	2	179	362	3	137	115	7	36	21	10	37	10	22
42	Mt. Pleasant - South of IOP Con	60	115	3	59	255	1	76	99	5	31	51	4	62	31	12
43	Sullivan's Island	0	0	0	1	0	0	1	3	2	10	7	9	26	16	10
44	Isle Of Palms	5	4	8	21	15	8	23	10	14	26	7	22	59	15	24
45	Wild Dunes	0	0	0	25	14	11	38	25	9	28	7	24	43	13	20
46-47	Awendaw/McClellanville	9	12	5	16	6	16	11	3	22	10	4	15	5	1	30
51	Charleston - Inside Crosstown	7	25	2	70	53	8	76	47	10	34	25	8	104	62	10
52	Charleston - Outside Crosstown	13	30	3	40	78	3	8	10	5	3	3	6	2	0	0
61	Dorchester Rd below Ladson	180	326	3	74	67	7	9	0	0	3	0	0	0	0	0
62	Ladson Rd to Bacon's Bridge	112	190	4	29	25	7	4	0	0	0	1	0	1	0	0
63	Bacon's Bridge to Four Hole	230	370	4	202	190	6	15	2	45	2	0	0	2	0	0
64	St. George & Harleyville	40	19	13	13	5	16	2	0	0	0	0	0	0	0	0
71	Hanahan	48	87	3	59	44	8	2	1	12	2	0	0	1	0	0
72	SE Goose Creek	149	237	4	31	24	8	0	0	0	0	0	0	0	0	0
73	NW Goose Creek	179	229	5	63	44	9	1	3	2	1	0	0	0	0	0
74	Jedburg	135	281	3	57	101	3	0	2	0	1	0	0	0	0	0
75	Cross/St. Stephens/Bonneau	74	44	10	22	8	17	4	1	24	3	0	0	4	0	0
76	Moncks Corner	94	93	6	31	8	23	2	2	6	2	0	0	0	0	0
77	Daniel Island	6	22	2	19	47	2	17	51	2	16	22	4	36	15	14
78	Wando/Cainhoy	39	63	4	36	37	6	8	6	8	7	0	0	10	2	30
<b>ENTIRE TRI-COUNTY AREA</b>		<b>2,223</b>	<b>3,487</b>	<b>4</b>	<b>1,629</b>	<b>2,047</b>	<b>5</b>	<b>633</b>	<b>452</b>	<b>8</b>	<b>337</b>	<b>171</b>	<b>12</b>	<b>553</b>	<b>187</b>	<b>18</b>

Note: All information provided from Charleston Trident Multiple Listing Service. Information deemed reliable but not guaranteed.