

Local Market Update – December 2011

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



Berkeley County

County: BER

- 15.4%

+ 18.3%

- 20.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	225	195	- 13.3%	3,637	3,209	- 11.8%
Closed Sales	146	176	+ 20.5%	1,877	1,987	+ 5.9%
Median Sales Price*	\$161,978	\$171,115	+ 5.6%	\$168,173	\$165,000	- 1.9%
Average Sales Price*	\$204,756	\$215,258	+ 5.1%	\$209,074	\$206,508	- 1.2%
Percent of Original List Price Received*	91.8%	93.5%	+ 1.9%	93.3%	92.0%	- 1.4%
Days on Market Until Sale	90	97	+ 8.1%	88	95	+ 7.3%
Inventory of Homes for Sale	1,357	1,115	- 17.8%	--	--	--

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

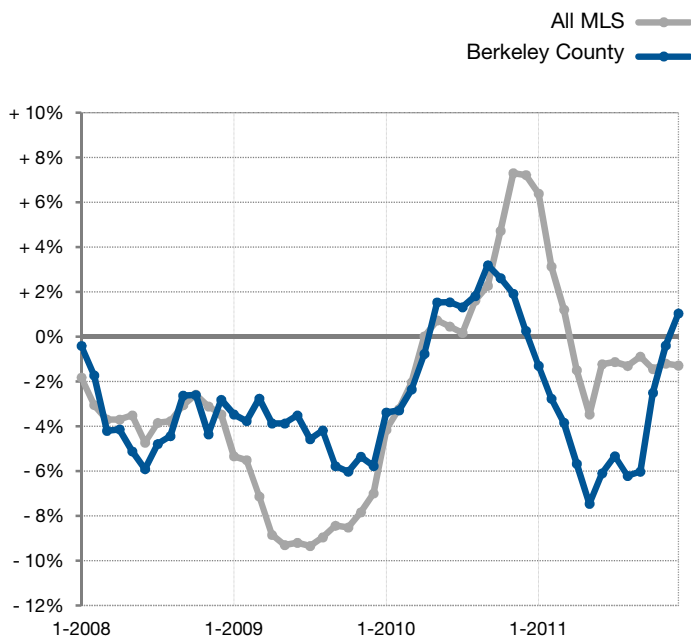
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	35	25	- 28.6%	509	386	- 24.2%
Closed Sales	18	18	0.0%	228	221	- 3.1%
Median Sales Price*	\$112,495	\$132,500	+ 17.8%	\$124,900	\$110,000	- 11.9%
Average Sales Price*	\$164,518	\$197,493	+ 20.0%	\$173,422	\$150,569	- 13.2%
Percent of Original List Price Received*	88.0%	93.0%	+ 5.7%	89.2%	85.8%	- 3.8%
Days on Market Until Sale	140	67	- 52.3%	116	117	+ 1.2%
Inventory of Homes for Sale	247	155	- 37.2%	--	--	--

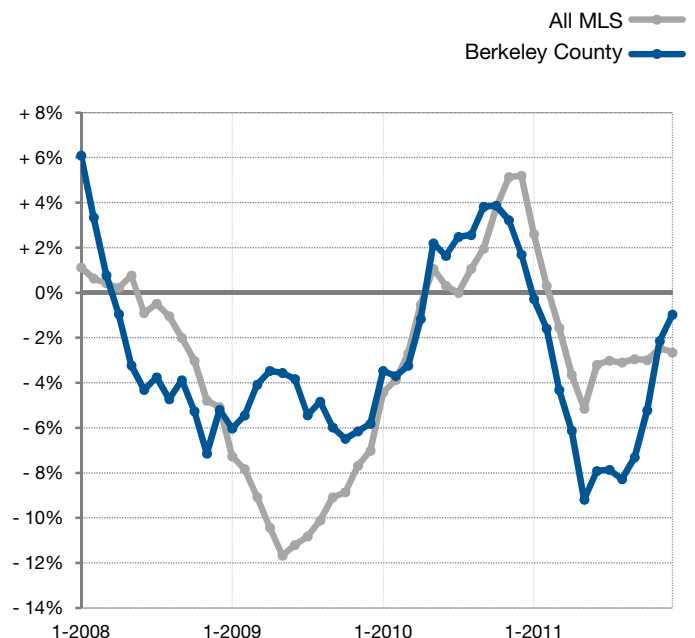
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.