

Local Market Update – December 2011

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



Downtown Charleston

Area 51

+ 69.2%

Change in
New Listings
All Properties

+ 55.6%

Change in
Closed Sales
All Properties

- 20.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	12	+ 140.0%	325	307	- 5.5%
Closed Sales	11	12	+ 9.1%	134	150	+ 11.9%
Median Sales Price*	\$1,400,000	\$379,500	- 72.9%	\$859,500	\$555,000	- 35.4%
Average Sales Price*	\$1,462,183	\$747,811	- 48.9%	\$1,028,091	\$795,582	- 22.6%
Percent of Original List Price Received*	85.1%	78.9%	- 7.3%	83.0%	85.2%	+ 2.7%
Days on Market Until Sale	194	192	- 0.8%	211	183	- 13.5%
Inventory of Homes for Sale	241	203	- 15.8%	--	--	--

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

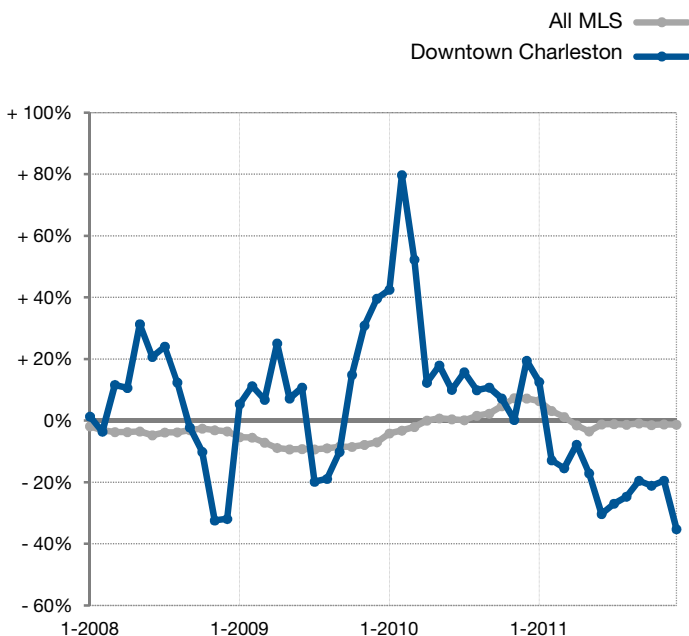
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	10	+ 25.0%	378	290	- 23.3%
Closed Sales	7	16	+ 128.6%	106	142	+ 34.0%
Median Sales Price*	\$405,000	\$344,500	- 14.9%	\$432,450	\$354,500	- 18.0%
Average Sales Price*	\$353,343	\$498,031	+ 40.9%	\$518,496	\$449,453	- 13.3%
Percent of Original List Price Received*	80.9%	83.0%	+ 2.6%	81.2%	85.9%	+ 5.8%
Days on Market Until Sale	206	195	- 5.4%	214	175	- 18.4%
Inventory of Homes for Sale	314	241	- 23.2%	--	--	--

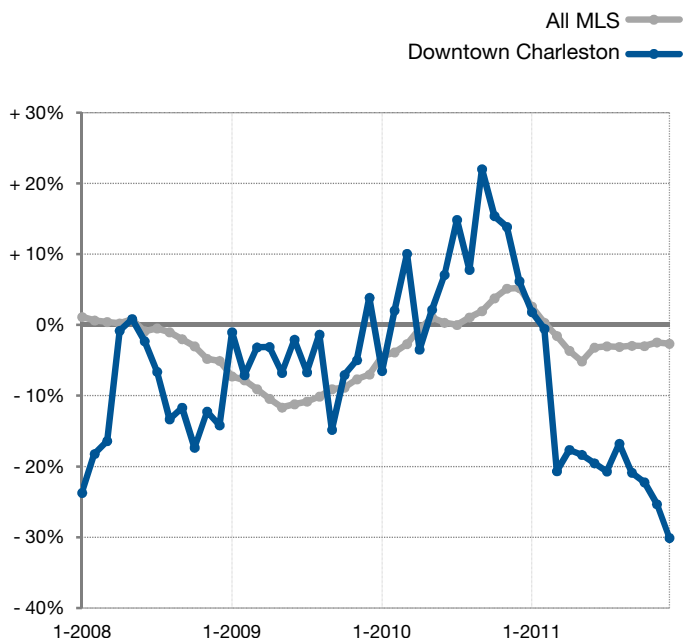
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.