

Local Market Update – December 2011

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



Upper Mount Pleasant

Area 41

- 10.1%

+ 18.4%

- 22.4%

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	42	55	+ 31.0%	1,046	935	- 10.6%
Closed Sales	35	43	+ 22.9%	572	579	+ 1.2%
Median Sales Price*	\$367,450	\$320,200	- 12.9%	\$360,000	\$350,000	- 2.8%
Average Sales Price*	\$424,667	\$371,188	- 12.6%	\$404,124	\$401,166	- 0.7%
Percent of Original List Price Received*	89.6%	94.7%	+ 5.6%	92.0%	92.8%	+ 0.9%
Days on Market Until Sale	104	121	+ 16.1%	100	104	+ 4.9%
Inventory of Homes for Sale	373	299	- 19.8%	--	--	--

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

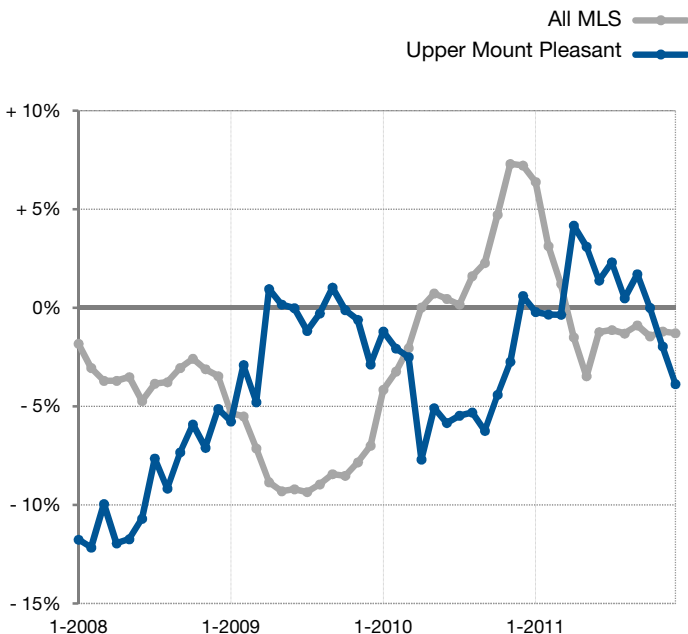
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	27	7	- 74.1%	309	240	- 22.3%
Closed Sales	14	15	+ 7.1%	152	144	- 5.3%
Median Sales Price*	\$139,450	\$186,000	+ 33.4%	\$199,450	\$194,500	- 2.5%
Average Sales Price*	\$153,092	\$180,338	+ 17.8%	\$213,060	\$198,612	- 6.8%
Percent of Original List Price Received*	91.4%	90.6%	- 0.9%	89.8%	91.6%	+ 2.1%
Days on Market Until Sale	63	133	+ 111.2%	164	116	- 29.0%
Inventory of Homes for Sale	126	88	- 30.2%	--	--	--

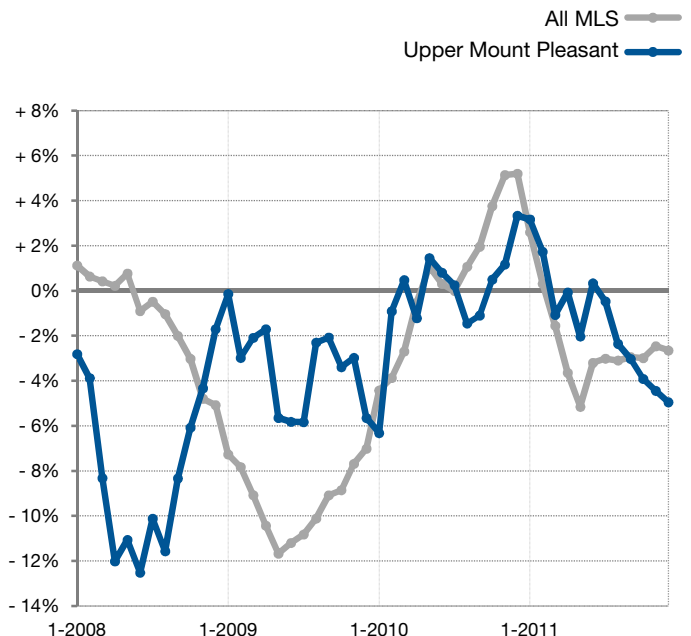
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.