

Local Market Update – December 2011

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



Charleston County

County: GHS

- 13.2%

Change in
New Listings
All Properties

+ 16.8%

Change in
Closed Sales
All Properties

- 21.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	352	316	- 10.2%	7,591	6,447	- 15.1%
Closed Sales	258	331	+ 28.3%	3,476	3,749	+ 7.9%
Median Sales Price*	\$249,500	\$239,700	- 3.9%	\$257,330	\$244,900	- 4.8%
Average Sales Price*	\$377,471	\$351,190	- 7.0%	\$364,909	\$339,659	- 6.9%
Percent of Original List Price Received*	88.4%	89.5%	+ 1.2%	89.3%	89.5%	+ 0.2%
Days on Market Until Sale	111	126	+ 13.1%	112	114	+ 1.8%
Inventory of Homes for Sale	3,495	2,769	- 20.8%	--	--	--

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

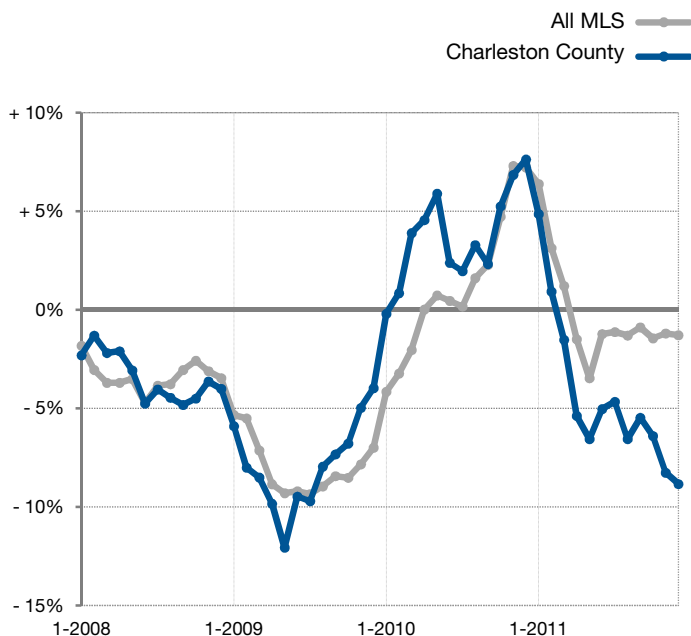
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	134	106	- 20.9%	2,731	2,184	- 20.0%
Closed Sales	105	93	- 11.4%	1,084	1,195	+ 10.2%
Median Sales Price*	\$170,000	\$163,800	- 3.6%	\$163,000	\$148,000	- 9.2%
Average Sales Price*	\$213,826	\$231,878	+ 8.4%	\$228,249	\$209,947	- 8.0%
Percent of Original List Price Received*	86.2%	87.0%	+ 0.9%	86.7%	88.1%	+ 1.6%
Days on Market Until Sale	135	162	+ 20.1%	144	128	- 11.0%
Inventory of Homes for Sale	1,594	1,230	- 22.8%	--	--	--

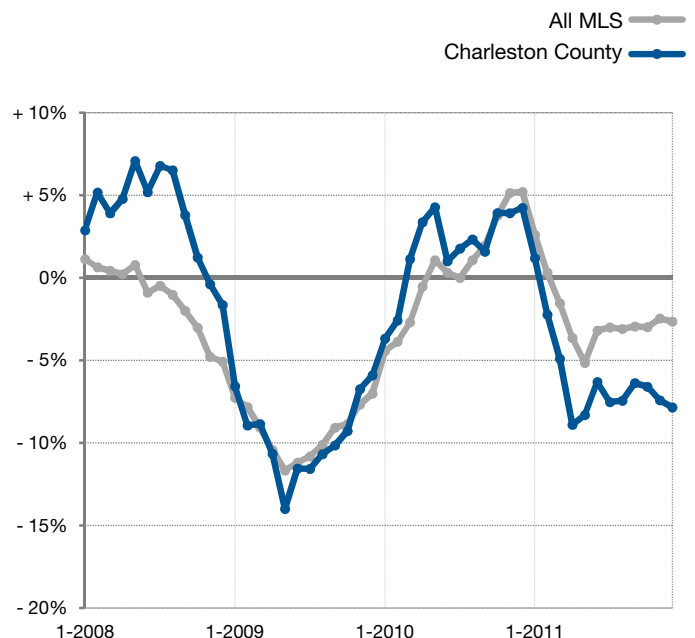
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.