

# Local Market Update – December 2011

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



## Colleton County

Area 82

**- 39.3%**

**+ 63.6%**

**- 0.6%**

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	27	16	- 40.7%	456	403	- 11.6%
Closed Sales	10	18	+ 80.0%	167	156	- 6.6%
Median Sales Price*	\$69,945	<b>\$71,450</b>	+ 2.2%	\$89,925	<b>\$67,000</b>	- 25.5%
Average Sales Price*	\$97,489	<b>\$98,979</b>	+ 1.5%	\$102,031	<b>\$98,367</b>	- 3.6%
Percent of Original List Price Received*	92.9%	<b>78.4%</b>	- 15.6%	87.8%	<b>81.3%</b>	- 7.4%
Days on Market Until Sale	97	<b>239</b>	+ 147.3%	135	<b>179</b>	+ 32.5%
Inventory of Homes for Sale	309	<b>308</b>	- 0.3%	--	--	--

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

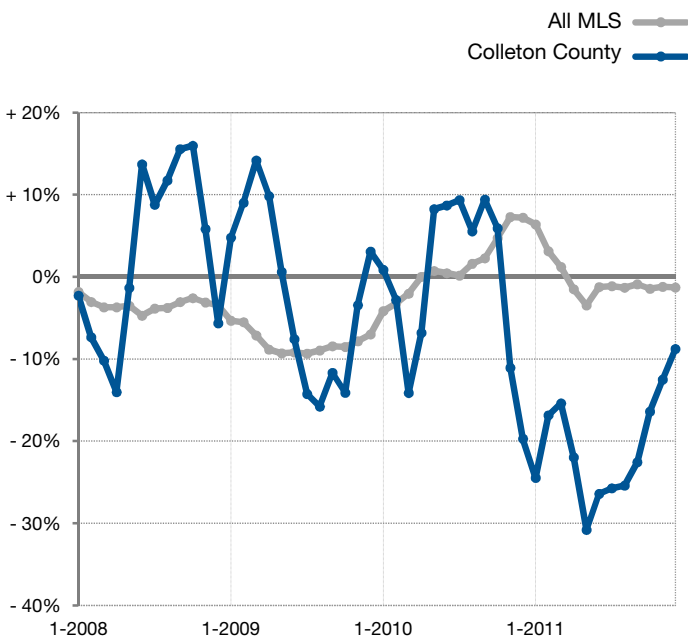
### Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	16	5	- 68.8%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$144,000	<b>\$0</b>	- 100.0%	\$67,000	<b>\$69,000</b>	+ 3.0%
Average Sales Price*	\$144,000	<b>\$0</b>	- 100.0%	\$93,400	<b>\$128,833</b>	+ 37.9%
Percent of Original List Price Received*	64.0%	<b>0.0%</b>	- 100.0%	101.4%	<b>87.7%</b>	- 13.5%
Days on Market Until Sale	264	<b>0</b>	- 100.0%	109	<b>107</b>	- 1.4%
Inventory of Homes for Sale	5	<b>4</b>	- 20.0%	--	--	--

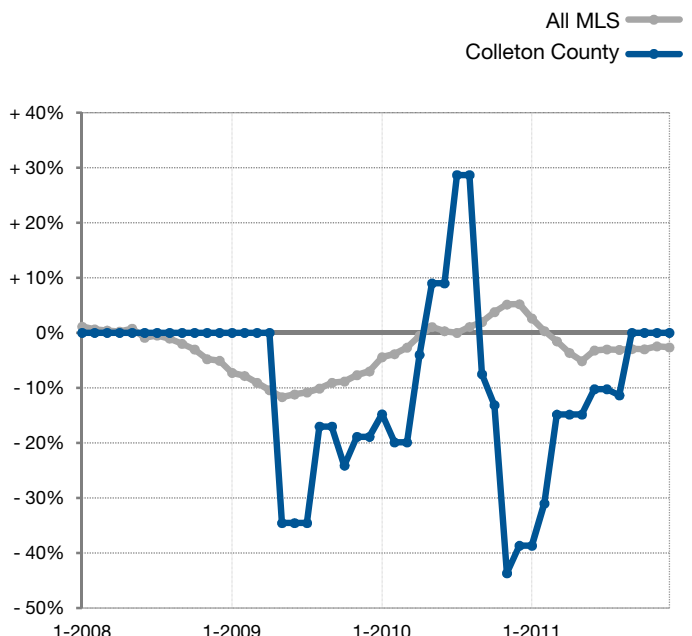
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.