

# Local Market Update – December 2011

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



## Daniel Island

Area 77

**- 30.4%**

Change in  
**New Listings**  
All Properties

**+ 15.8%**

Change in  
**Closed Sales**  
All Properties

**- 24.3%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	14	+ 7.7%	268	257	- 4.1%
Closed Sales	13	16	+ 23.1%	138	166	+ 20.3%
Median Sales Price*	\$559,832	\$525,669	- 6.1%	\$577,442	\$522,608	- 9.5%
Average Sales Price*	\$553,472	\$561,296	+ 1.4%	\$690,135	\$632,975	- 8.3%
Percent of Original List Price Received*	98.0%	97.7%	- 0.3%	91.1%	91.2%	+ 0.1%
Days on Market Until Sale	73	52	- 28.5%	128	112	- 12.7%
Inventory of Homes for Sale	111	92	- 17.1%	--	--	--

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

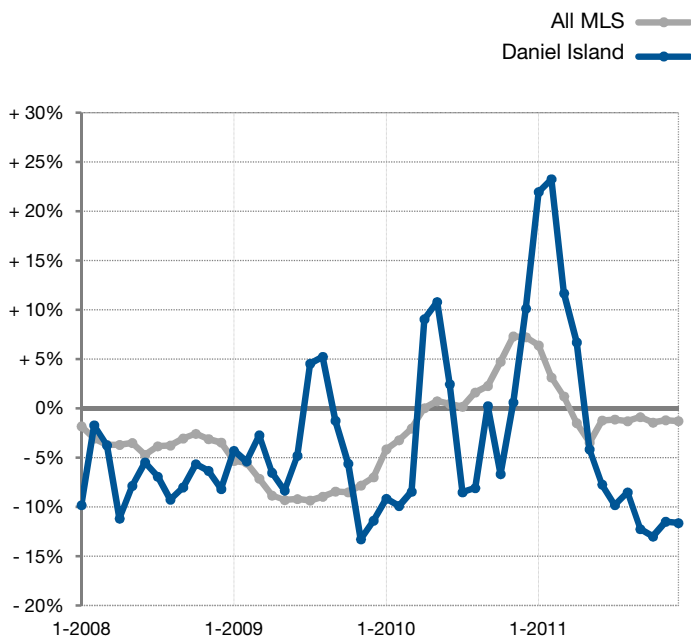
### Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	2	- 80.0%	142	131	- 7.7%
Closed Sales	6	6	0.0%	71	84	+ 18.3%
Median Sales Price*	\$280,000	\$339,950	+ 21.4%	\$270,000	\$230,000	- 14.8%
Average Sales Price*	\$284,834	\$375,317	+ 31.8%	\$304,554	\$250,592	- 17.7%
Percent of Original List Price Received*	85.7%	93.7%	+ 9.3%	84.1%	86.5%	+ 2.9%
Days on Market Until Sale	230	28	- 87.7%	191	157	- 17.7%
Inventory of Homes for Sale	91	61	- 33.0%	--	--	--

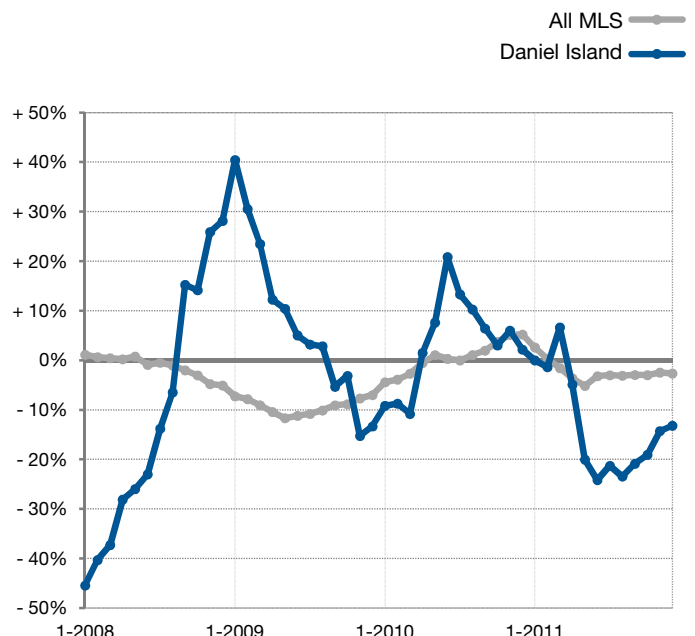
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.