Local Market Update – December 2011

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

Dorchester County

County: DOR

- 24.3%	- 6.7%	- 23.6%
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	160	**125**	- 21.9%	3,328	**2,714**	- 18.4%
Closed Sales	123	**115**	- 6.5%	1,624	**1,610**	- 0.9%
Median Sales Price*	$165,000	**$153,500**	- 7.0%	$165,000	**$165,160**	+ 0.1%
Average Sales Price*	$172,943	**$173,101**	+ 0.1%	$179,879	**$178,858**	- 0.6%
Percent of Original List Price Received*	92.2%	**92.2%**	+ 0.0%	93.5%	**91.8%**	- 1.8%
Days on Market Until Sale	85	**96**	+ 12.3%	82	**100**	+ 21.4%
Inventory of Homes for Sale	1,225	**958**	- 21.8%	--	--	--

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

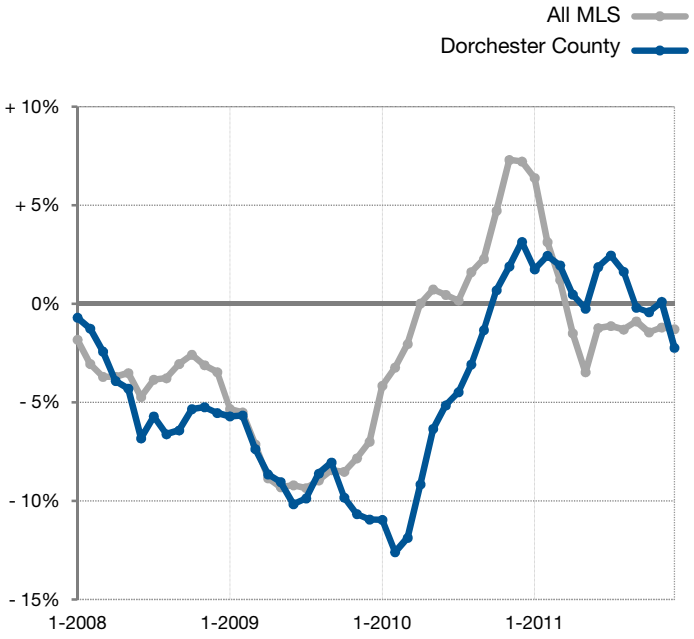
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / –	2010	2011	+ / –
New Listings	17	**9**	- 47.1%	365	**261**	- 28.5%
Closed Sales	12	**11**	- 8.3%	174	**162**	- 6.9%
Median Sales Price*	$91,950	**$74,000**	- 19.5%	$116,250	**$90,950**	- 21.8%
Average Sales Price*	$106,053	**$71,264**	- 32.8%	$121,283	**$97,271**	- 19.8%
Percent of Original List Price Received*	86.2%	**83.9%**	- 2.7%	91.5%	**87.9%**	- 4.0%
Days on Market Until Sale	128	**181**	+ 41.1%	103	**116**	+ 11.8%
Inventory of Homes for Sale	148	**91**	- 38.5%	--	--	--

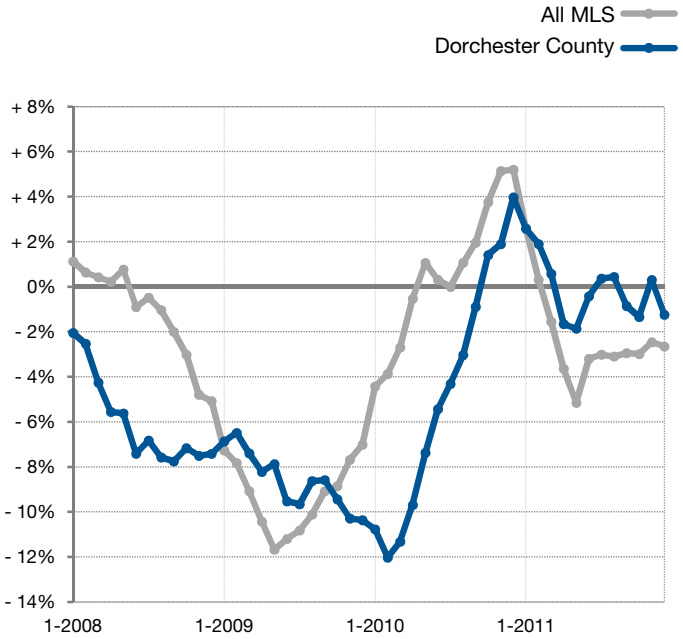
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.