

Local Market Update – December 2011

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



Dorchester Road Corridor

Area 61

- 39.7%

Change in
New Listings
All Properties

- 34.0%

Change in
Closed Sales
All Properties

- 20.6%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	52	34	- 34.6%	1,064	883	- 17.0%
Closed Sales	47	32	- 31.9%	543	485	- 10.7%
Median Sales Price*	\$174,907	\$152,037	- 13.1%	\$163,140	\$170,575	+ 4.6%
Average Sales Price*	\$183,059	\$165,809	- 9.4%	\$186,715	\$181,369	- 2.9%
Percent of Original List Price Received*	92.2%	92.6%	+ 0.5%	93.9%	92.4%	- 1.6%
Days on Market Until Sale	79	88	+ 12.3%	75	88	+ 16.7%
Inventory of Homes for Sale	339	274	- 19.2%	--	--	--

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

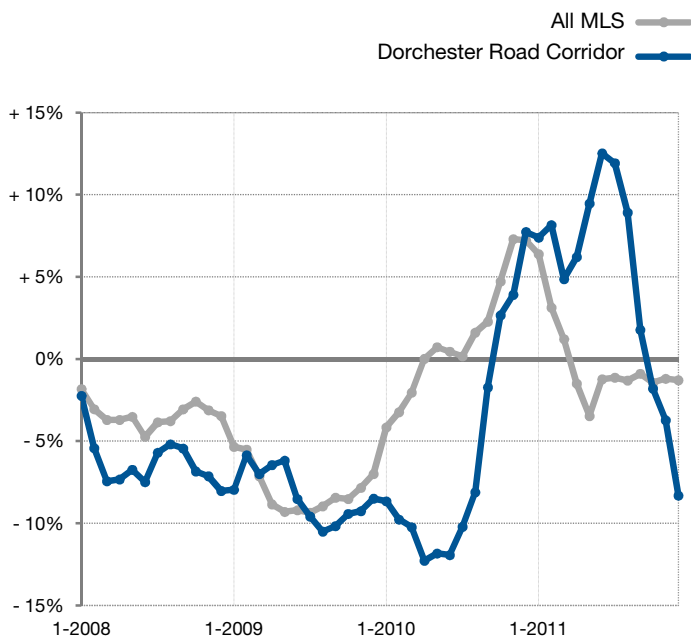
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	11	4	- 63.6%	174	130	- 25.3%
Closed Sales	6	3	- 50.0%	90	61	- 32.2%
Median Sales Price*	\$126,000	\$79,900	- 36.6%	\$121,995	\$99,900	- 18.1%
Average Sales Price*	\$136,155	\$61,967	- 54.5%	\$130,178	\$98,762	- 24.1%
Percent of Original List Price Received*	94.4%	84.6%	- 10.4%	93.2%	89.3%	- 4.1%
Days on Market Until Sale	157	58	- 63.1%	92	98	+ 5.8%
Inventory of Homes for Sale	63	45	- 28.6%	--	--	--

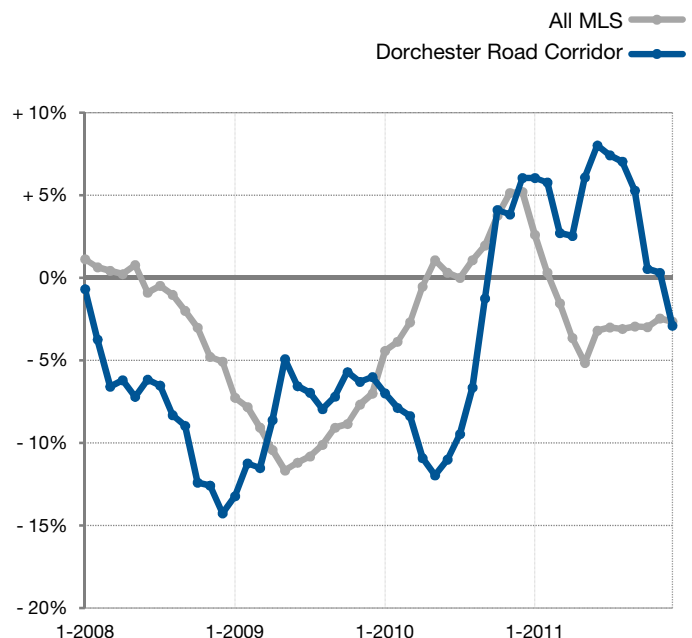
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.