

Local Market Update – December 2011

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



Folly Beach

Area 22

0.0%

Change in
New Listings
All Properties

- 15.4%

Change in
Closed Sales
All Properties

- 8.5%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	6	0.0%	133	107	- 19.5%
Closed Sales	2	5	+ 150.0%	40	53	+ 32.5%
Median Sales Price*	\$687,500	\$549,900	- 20.0%	\$513,000	\$460,000	- 10.3%
Average Sales Price*	\$687,500	\$678,580	- 1.3%	\$558,379	\$512,242	- 8.3%
Percent of Original List Price Received*	77.3%	81.9%	+ 6.0%	82.5%	82.5%	+ 0.0%
Days on Market Until Sale	83	173	+ 110.2%	170	201	+ 18.2%
Inventory of Homes for Sale	98	85	- 13.3%	--	--	--

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

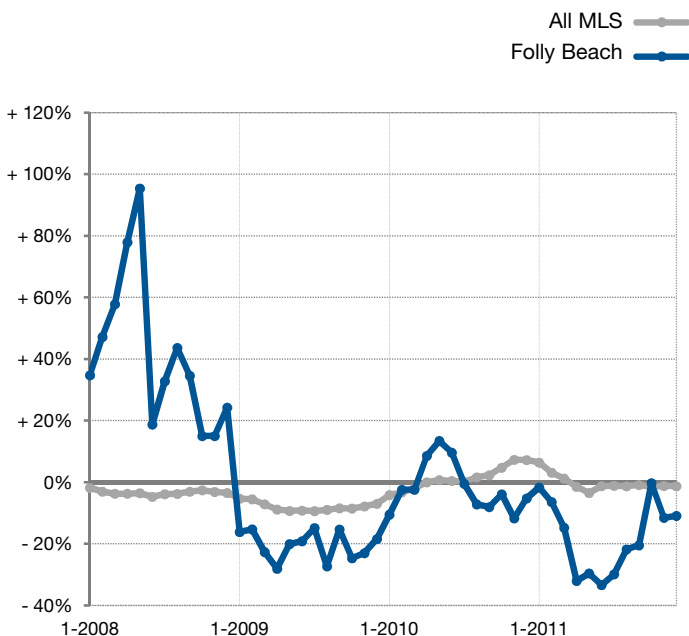
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	3	0.0%	140	99	- 29.3%
Closed Sales	11	6	- 45.5%	63	45	- 28.6%
Median Sales Price*	\$195,900	\$171,250	- 12.6%	\$252,900	\$210,000	- 17.0%
Average Sales Price*	\$242,445	\$242,117	- 0.1%	\$304,800	\$252,181	- 17.3%
Percent of Original List Price Received*	84.9%	95.7%	+ 12.7%	83.1%	87.8%	+ 5.6%
Days on Market Until Sale	132	115	- 13.3%	142	113	- 20.4%
Inventory of Homes for Sale	66	65	- 1.5%	--	--	--

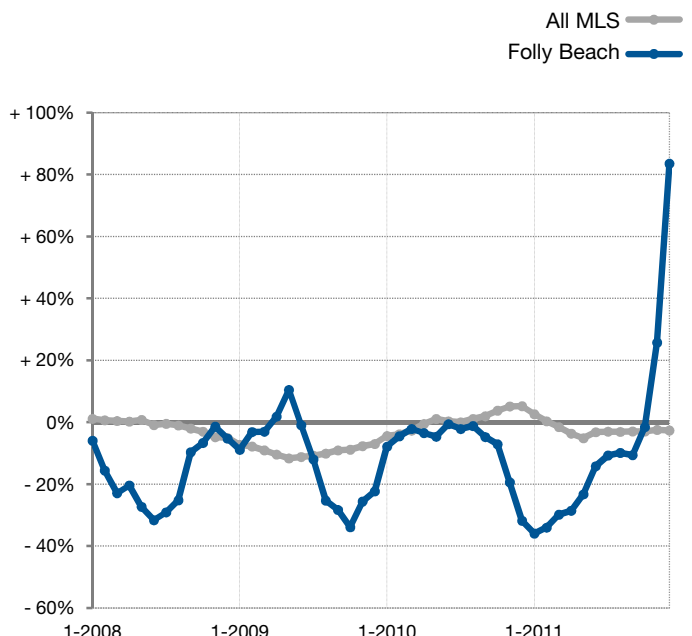
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.