

Local Market Update – December 2011

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

- 8.4%

Change in
New Listings
All Properties

+ 8.0%

Change in
Closed Sales
All Properties

- 21.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	143	133	- 7.0%	2,189	2,031	- 7.2%
Closed Sales	104	118	+ 13.5%	1,225	1,309	+ 6.9%
Median Sales Price*	\$155,995	\$160,745	+ 3.0%	\$159,833	\$158,991	- 0.5%
Average Sales Price*	\$155,350	\$167,011	+ 7.5%	\$162,025	\$160,003	- 1.2%
Percent of Original List Price Received*	92.1%	94.2%	+ 2.3%	94.3%	93.0%	- 1.3%
Days on Market Until Sale	88	95	+ 6.9%	81	86	+ 6.5%
Inventory of Homes for Sale	740	607	- 18.0%	--	--	--

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

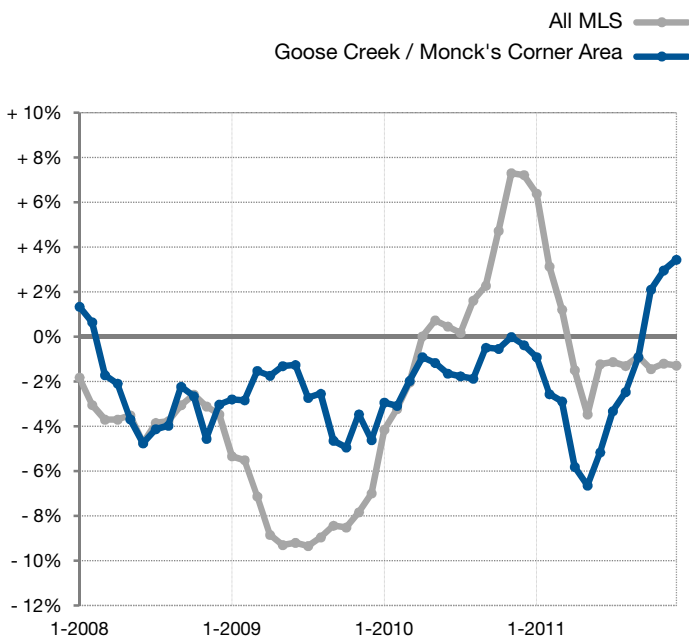
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	19	- 17.4%	263	175	- 33.5%
Closed Sales	9	4	- 55.6%	114	86	- 24.6%
Median Sales Price*	\$91,250	\$74,750	- 18.1%	\$105,000	\$69,500	- 33.8%
Average Sales Price*	\$105,546	\$72,875	- 31.0%	\$109,090	\$74,543	- 31.7%
Percent of Original List Price Received*	87.5%	87.6%	+ 0.1%	91.5%	82.8%	- 9.5%
Days on Market Until Sale	116	68	- 41.9%	81	93	+ 15.2%
Inventory of Homes for Sale	109	60	- 45.0%	--	--	--

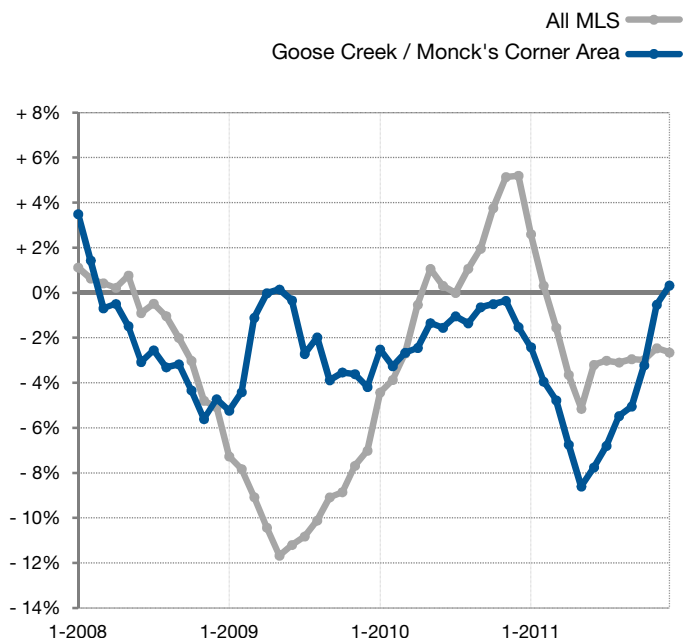
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.