

Local Market Update – December 2011

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



Greater North Charleston

Areas 31 & 32

- 20.9%

Change in
New Listings
All Properties

- 22.2%

Change in
Closed Sales
All Properties

- 14.6%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	67	58	- 13.4%	1,245	1,066	- 14.4%
Closed Sales	60	47	- 21.7%	593	599	+ 1.0%
Median Sales Price*	\$130,700	\$115,950	- 11.3%	\$134,900	\$119,700	- 11.3%
Average Sales Price*	\$160,365	\$104,210	- 35.0%	\$125,802	\$110,018	- 12.5%
Percent of Original List Price Received*	91.0%	87.7%	- 3.7%	90.3%	89.8%	- 0.6%
Days on Market Until Sale	81	91	+ 12.6%	93	93	- 0.4%
Inventory of Homes for Sale	495	431	- 12.9%	--	--	--

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

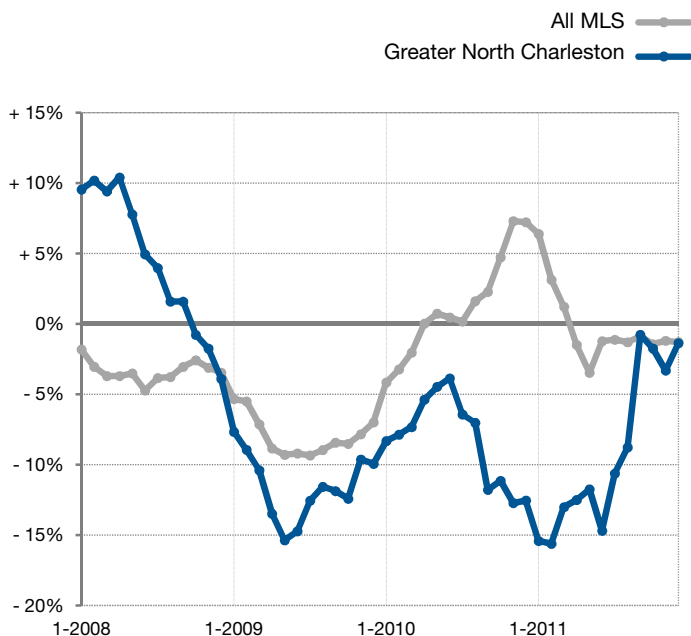
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	10	- 47.4%	366	255	- 30.3%
Closed Sales	12	9	- 25.0%	160	139	- 13.1%
Median Sales Price*	\$72,500	\$82,000	+ 13.1%	\$87,400	\$73,000	- 16.5%
Average Sales Price*	\$75,604	\$100,533	+ 33.0%	\$93,036	\$81,139	- 12.8%
Percent of Original List Price Received*	87.9%	88.3%	+ 0.6%	87.1%	86.2%	- 1.0%
Days on Market Until Sale	147	149	+ 1.4%	101	113	+ 12.0%
Inventory of Homes for Sale	147	117	- 20.4%	--	--	--

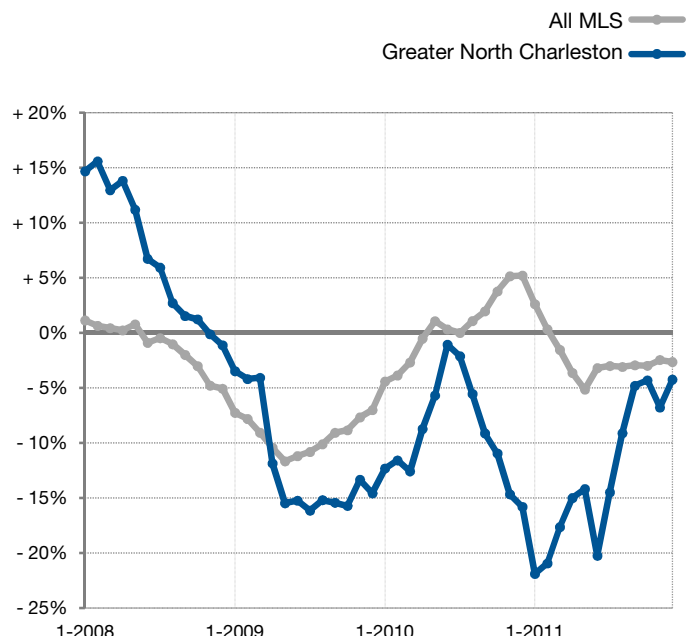
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.