

# Local Market Update – December 2011

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



## James Island

Area 21

**+ 100.0%**

**+ 29.4%**

**- 24.0%**

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	18	<b>34</b>	+ 88.9%	811	<b>648</b>	- 20.1%
Closed Sales	24	<b>35</b>	+ 45.8%	405	<b>382</b>	- 5.7%
Median Sales Price*	\$238,000	<b>\$214,900</b>	- 9.7%	\$240,000	<b>\$214,950</b>	- 10.4%
Average Sales Price*	\$281,817	<b>\$264,241</b>	- 6.2%	\$283,743	<b>\$249,584</b>	- 12.0%
Percent of Original List Price Received*	86.4%	<b>86.2%</b>	- 0.3%	88.7%	<b>87.8%</b>	- 1.0%
Days on Market Until Sale	114	<b>154</b>	+ 34.9%	110	<b>109</b>	- 1.2%
Inventory of Homes for Sale	303	<b>242</b>	- 20.1%	--	--	--

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

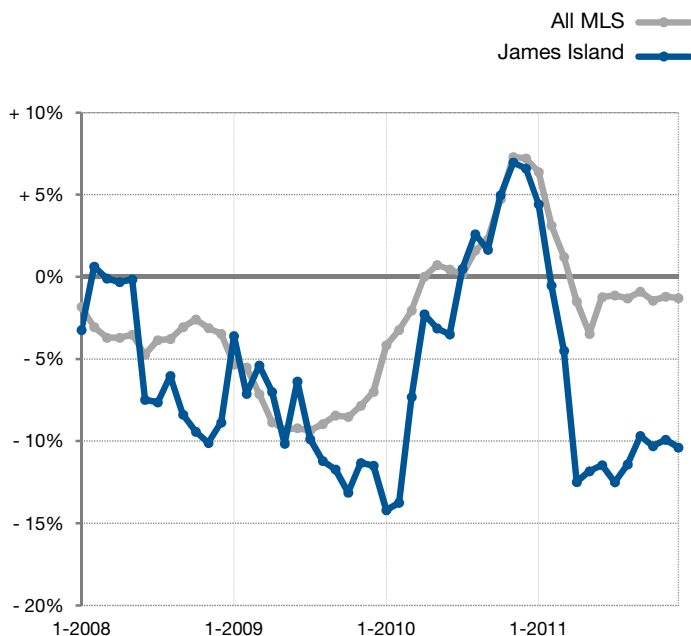
### Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	<b>14</b>	+ 133.3%	239	<b>220</b>	- 7.9%
Closed Sales	10	<b>9</b>	- 10.0%	96	<b>132</b>	+ 37.5%
Median Sales Price*	\$98,250	<b>\$115,000</b>	+ 17.0%	\$131,500	<b>\$115,913</b>	- 11.9%
Average Sales Price*	\$113,630	<b>\$173,278</b>	+ 52.5%	\$131,932	<b>\$135,928</b>	+ 3.0%
Percent of Original List Price Received*	85.9%	<b>78.5%</b>	- 8.6%	86.5%	<b>87.7%</b>	+ 1.4%
Days on Market Until Sale	119	<b>255</b>	+ 114.9%	109	<b>118</b>	+ 8.2%
Inventory of Homes for Sale	117	<b>77</b>	- 34.2%	--	--	--

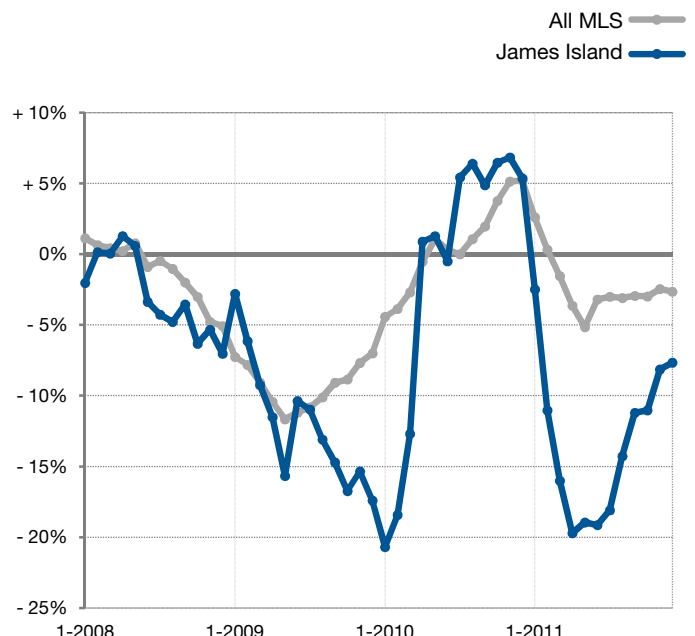
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### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

#### 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.