

Local Market Update – December 2011

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



Johns Island

Area 23

+ 44.0%

Change in
New Listings
All Properties

+ 75.0%

Change in
Closed Sales
All Properties

- 22.5%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	21	31	+ 47.6%	449	430	- 4.2%
Closed Sales	11	19	+ 72.7%	150	236	+ 57.3%
Median Sales Price*	\$185,211	\$209,043	+ 12.9%	\$238,375	\$195,700	- 17.9%
Average Sales Price*	\$180,730	\$233,130	+ 29.0%	\$317,823	\$240,273	- 24.4%
Percent of Original List Price Received*	92.8%	95.1%	+ 2.5%	89.3%	93.4%	+ 4.5%
Days on Market Until Sale	45	81	+ 79.1%	98	90	- 8.5%
Inventory of Homes for Sale	246	178	- 27.6%	--	--	--

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

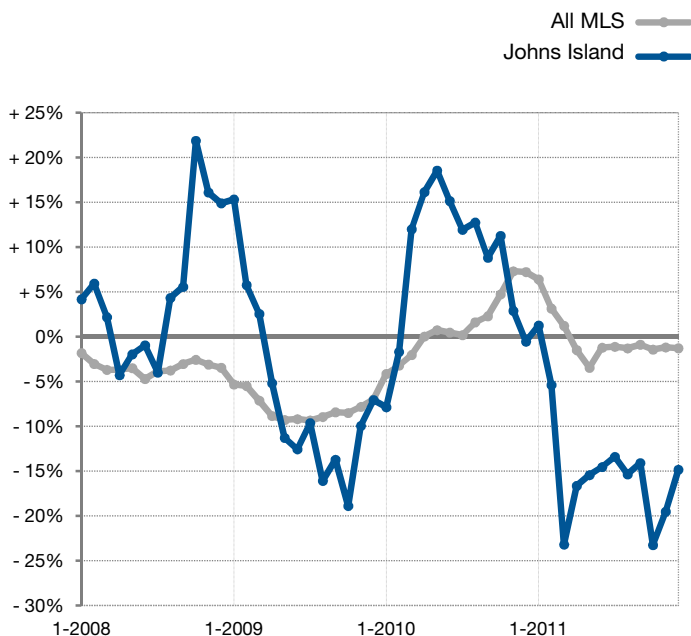
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	5	+ 25.0%	78	82	+ 5.1%
Closed Sales	1	2	+ 100.0%	24	51	+ 112.5%
Median Sales Price*	\$139,900	\$161,900	+ 15.7%	\$142,450	\$140,000	- 1.7%
Average Sales Price*	\$139,900	\$161,900	+ 15.7%	\$140,830	\$134,392	- 4.6%
Percent of Original List Price Received*	93.3%	95.9%	+ 2.7%	90.4%	89.9%	- 0.5%
Days on Market Until Sale	39	144	+ 269.2%	109	107	- 1.7%
Inventory of Homes for Sale	34	39	+ 14.7%	--	--	--

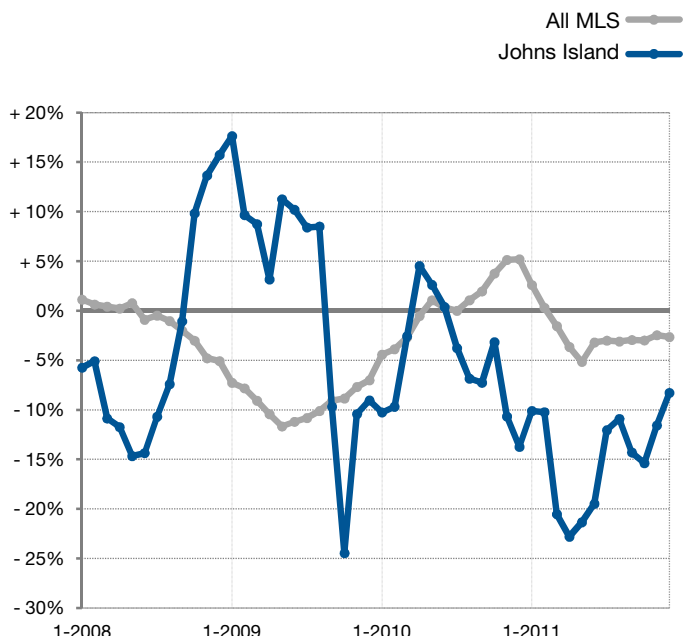
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.