

# Local Market Update – December 2011

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



## Upper Charleston Peninsula

Area 52

**- 52.6%**

Change in  
New Listings  
All Properties

**- 23.1%**

Change in  
Closed Sales  
All Properties

**- 15.6%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	7	- 46.2%	239	193	- 19.2%
Closed Sales	11	8	- 27.3%	111	96	- 13.5%
Median Sales Price*	\$225,000	<b>\$199,000</b>	- 11.6%	\$232,000	<b>\$220,000</b>	- 5.2%
Average Sales Price*	\$312,400	<b>\$216,850</b>	- 30.6%	\$263,247	<b>\$236,565</b>	- 10.1%
Percent of Original List Price Received*	86.9%	<b>83.9%</b>	- 3.4%	87.5%	<b>85.6%</b>	- 2.2%
Days on Market Until Sale	115	<b>179</b>	+ 54.9%	110	<b>111</b>	+ 1.5%
Inventory of Homes for Sale	109	<b>100</b>	- 8.3%	--	--	--

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

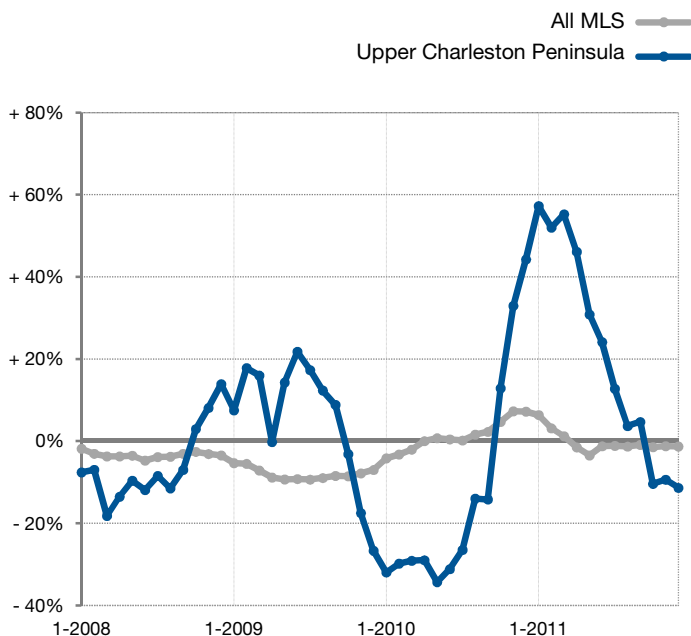
### Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	2	- 66.7%	70	52	- 25.7%
Closed Sales	2	2	0.0%	23	17	- 26.1%
Median Sales Price*	\$203,250	<b>\$206,250</b>	+ 1.5%	\$179,900	<b>\$185,000</b>	+ 2.8%
Average Sales Price*	\$203,250	<b>\$206,250</b>	+ 1.5%	\$197,405	<b>\$224,318</b>	+ 13.6%
Percent of Original List Price Received*	90.3%	<b>65.2%</b>	- 27.8%	86.3%	<b>84.2%</b>	- 2.4%
Days on Market Until Sale	34	<b>147</b>	+ 337.3%	189	<b>171</b>	- 9.2%
Inventory of Homes for Sale	70	<b>51</b>	- 27.1%	--	--	--

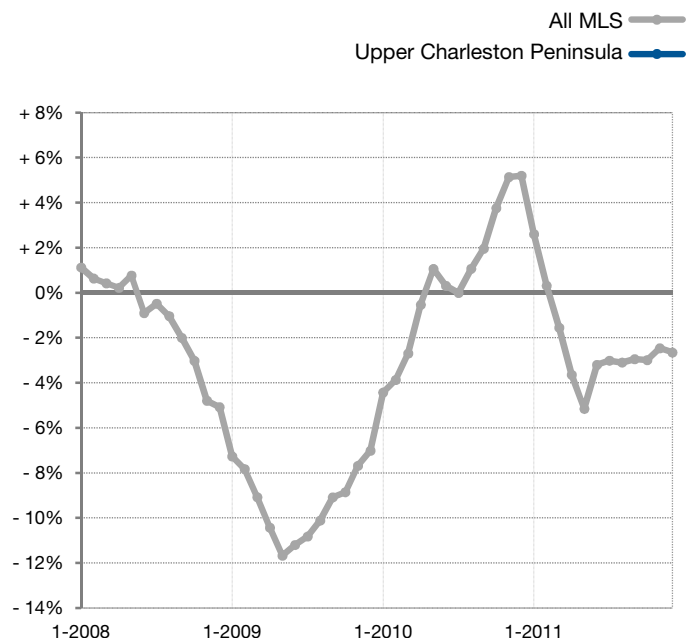
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.