

Local Market Update – December 2011

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



Wando / Cainhoy Area

Area 78

- 33.3%

+ 15.4%

- 32.5%

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	10	5	- 50.0%	206	167	- 18.9%
Closed Sales	11	11	0.0%	97	111	+ 14.4%
Median Sales Price*	\$339,550	\$340,000	+ 0.1%	\$300,000	\$252,500	- 15.8%
Average Sales Price*	\$363,965	\$367,546	+ 1.0%	\$318,752	\$288,286	- 9.6%
Percent of Original List Price Received*	92.4%	91.0%	- 1.5%	93.1%	92.4%	- 0.7%
Days on Market Until Sale	107	198	+ 85.4%	111	123	+ 11.0%
Inventory of Homes for Sale	90	58	- 35.6%	--	--	--

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

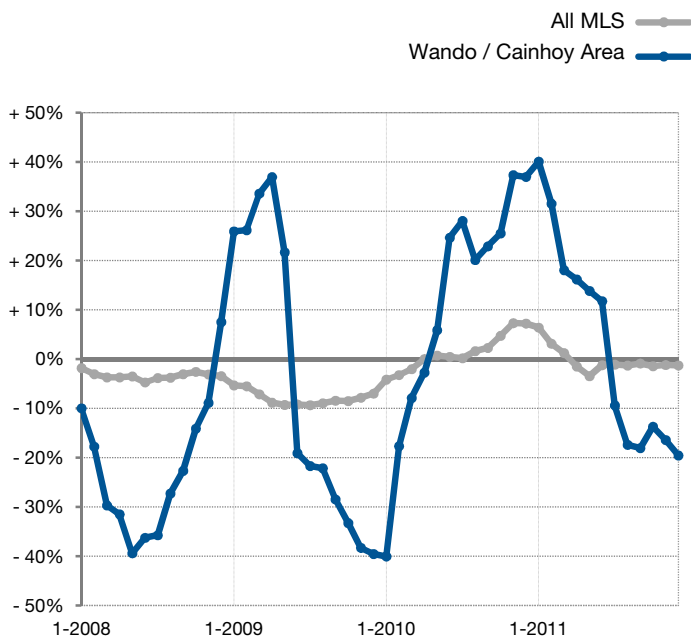
Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	3	+ 50.0%	54	42	- 22.2%
Closed Sales	2	4	+ 100.0%	30	30	0.0%
Median Sales Price*	\$93,700	\$132,500	+ 41.4%	\$125,000	\$123,500	- 1.2%
Average Sales Price*	\$93,700	\$134,143	+ 43.2%	\$136,772	\$128,998	- 5.7%
Percent of Original List Price Received*	91.3%	97.2%	+ 6.4%	92.9%	93.2%	+ 0.3%
Days on Market Until Sale	29	28	- 4.3%	103	95	- 7.6%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--

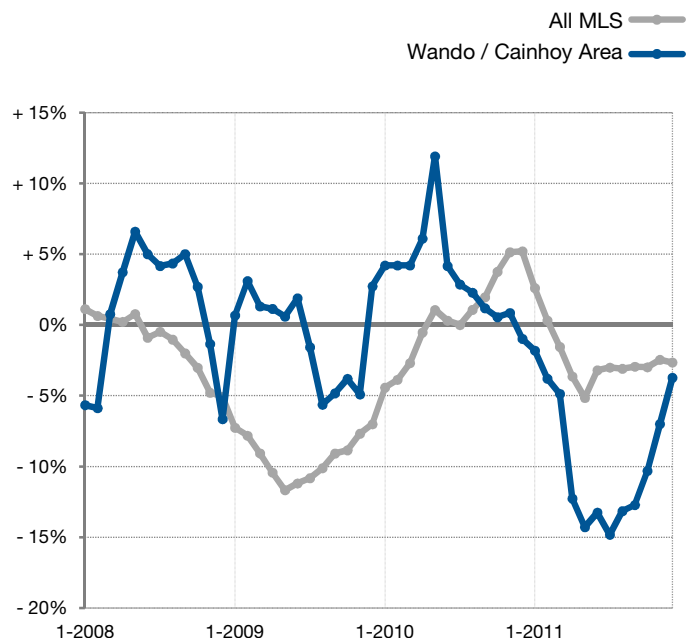
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.