

# Local Market Update – December 2011

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



## West Ashley Area

Areas 11 & 12

**- 22.0%**

**+ 75.0%**

**- 35.6%**

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	73	53	- 27.4%	1,392	1,111	- 20.2%
Closed Sales	38	82	+ 115.8%	653	744	+ 13.9%
Median Sales Price*	\$216,250	<b>\$209,045</b>	- 3.3%	\$219,000	<b>\$204,388</b>	- 6.7%
Average Sales Price*	\$209,523	<b>\$220,909</b>	+ 5.4%	\$236,078	<b>\$220,613</b>	- 6.6%
Percent of Original List Price Received*	89.5%	<b>92.5%</b>	+ 3.3%	91.5%	<b>90.3%</b>	- 1.4%
Days on Market Until Sale	88	93	+ 5.3%	83	98	+ 18.1%
Inventory of Homes for Sale	519	348	- 32.9%	--	--	--

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

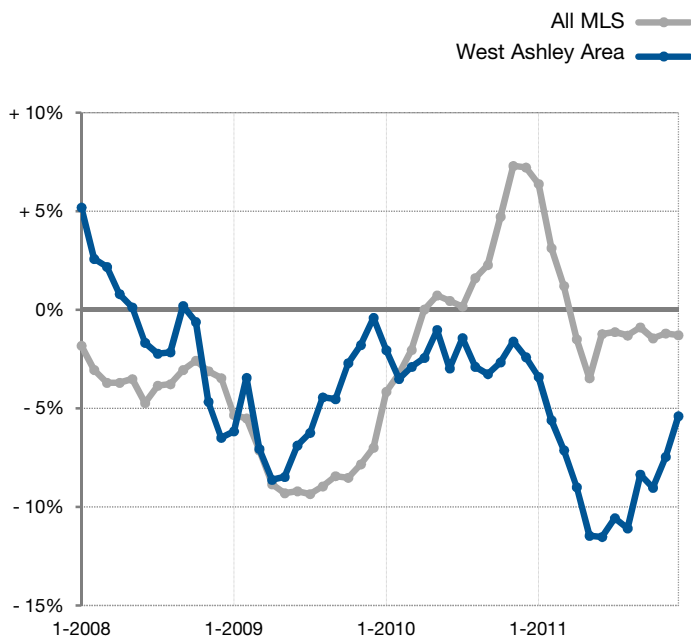
### Townhouse-Condo Attached

	December			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	18	0.0%	456	377	- 17.3%
Closed Sales	18	16	- 11.1%	200	248	+ 24.0%
Median Sales Price*	\$174,653	<b>\$148,268</b>	- 15.1%	\$149,800	<b>\$137,745</b>	- 8.0%
Average Sales Price*	\$160,916	<b>\$127,275</b>	- 20.9%	\$147,822	<b>\$130,441</b>	- 11.8%
Percent of Original List Price Received*	89.7%	<b>92.8%</b>	+ 3.5%	90.9%	<b>91.5%</b>	+ 0.6%
Days on Market Until Sale	143	107	- 25.3%	115	100	- 13.1%
Inventory of Homes for Sale	230	134	- 41.7%	--	--	--

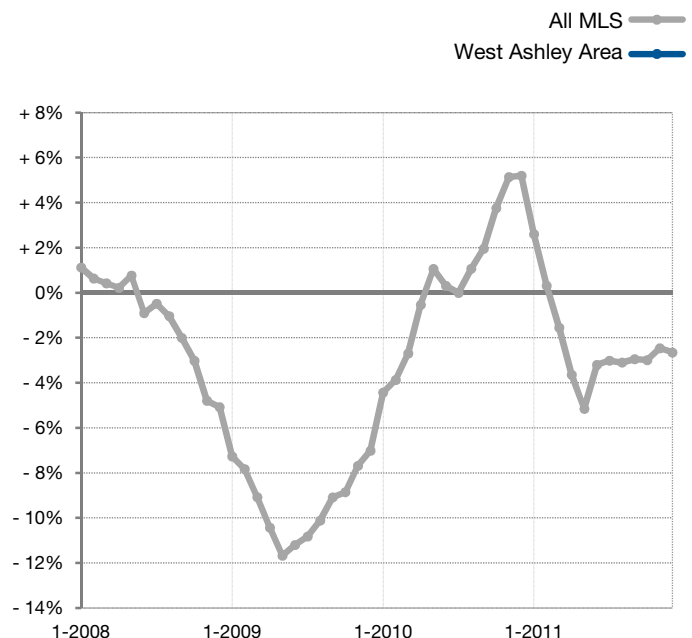
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### 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.