

Local Market Update – November 2011

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



Upper Mount Pleasant

Area 41

+ 2.4%

Change in
New Listings
All Properties

- 34.4%

Change in
Closed Sales
All Properties

- 15.0%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	64	66	+ 3.1%	1,004	879	- 12.5%
Closed Sales	51	34	- 33.3%	537	535	- 0.4%
Median Sales Price*	\$375,000	\$340,000	- 9.3%	\$360,000	\$350,000	- 2.8%
Average Sales Price*	\$412,353	\$418,901	+ 1.6%	\$402,785	\$403,625	+ 0.2%
Percent of Original List Price Received*	91.2%	93.1%	+ 2.1%	92.1%	92.7%	+ 0.6%
Days on Market Until Sale	102	91	- 11.1%	99	103	+ 4.0%
Inventory of Homes for Sale	382	329	- 13.9%	--	--	--

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

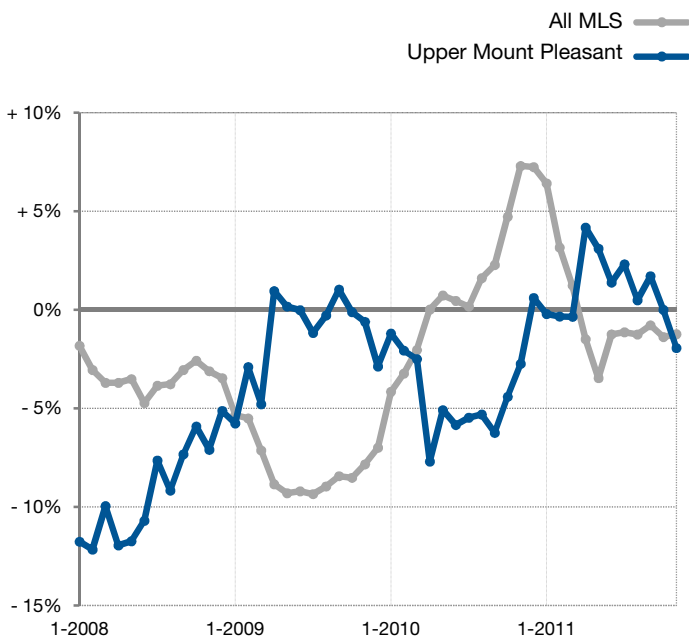
Townhouse-Condo Attached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	18	0.0%	282	233	- 17.4%
Closed Sales	13	8	- 38.5%	138	128	- 7.2%
Median Sales Price*	\$160,000	\$235,230	+ 47.0%	\$200,248	\$194,500	- 2.9%
Average Sales Price*	\$172,215	\$241,514	+ 40.2%	\$219,144	\$200,364	- 8.6%
Percent of Original List Price Received*	88.2%	91.8%	+ 4.1%	89.6%	91.7%	+ 2.3%
Days on Market Until Sale	128	223	+ 74.3%	174	115	- 33.9%
Inventory of Homes for Sale	117	95	- 18.8%	--	--	--

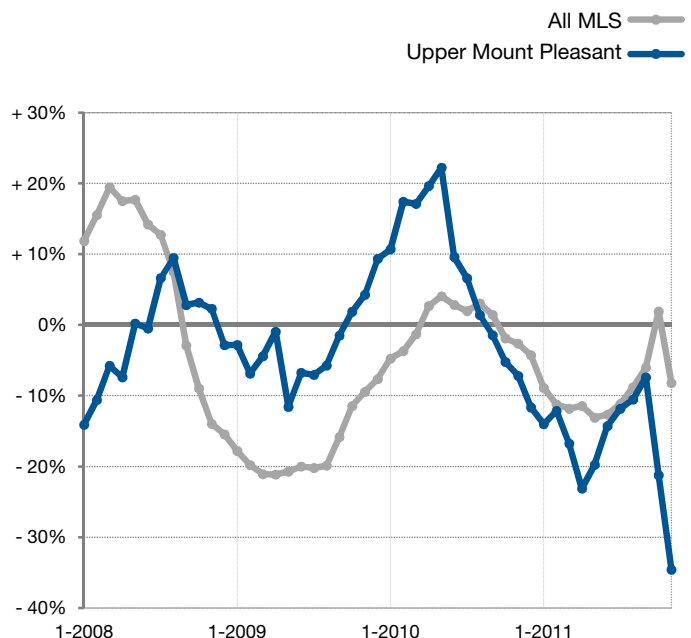
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.