

Local Market Update – November 2011

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



Greater Summerville Area

Areas 62 & 63

- 20.8%

+ 29.2%

- 25.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family Detached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	125	97	- 22.4%	2,053	1,649	- 19.7%
Closed Sales	67	87	+ 29.9%	971	994	+ 2.4%
Median Sales Price*	\$194,000	\$180,000	- 7.2%	\$167,500	\$166,000	- 0.9%
Average Sales Price*	\$200,411	\$190,808	- 4.8%	\$179,522	\$181,400	+ 1.0%
Percent of Original List Price Received*	92.3%	91.2%	- 1.2%	93.6%	91.7%	- 2.1%
Days on Market Until Sale	95	108	+ 14.6%	83	104	+ 24.8%
Inventory of Homes for Sale	827	637	- 23.0%	--	--	--

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

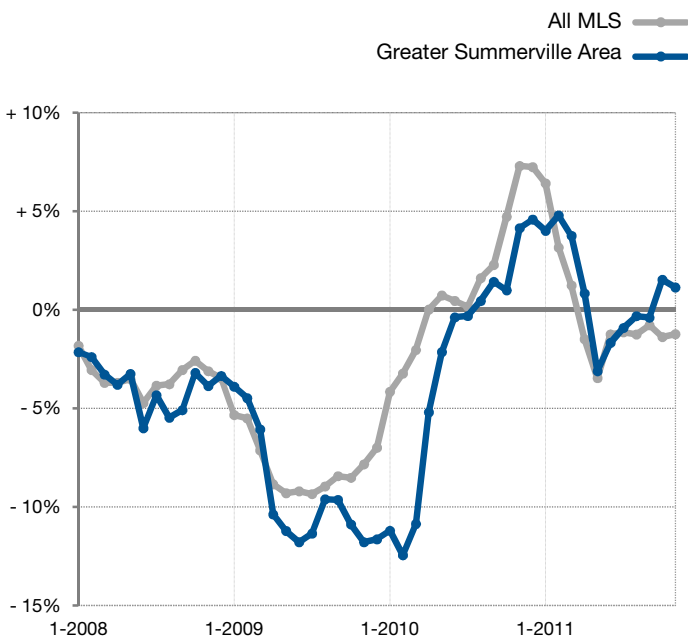
Townhouse-Condo Attached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	6	+ 20.0%	182	126	- 30.8%
Closed Sales	5	6	+ 20.0%	78	92	+ 17.9%
Median Sales Price*	\$89,900	\$124,928	+ 39.0%	\$112,000	\$88,450	- 21.0%
Average Sales Price*	\$86,080	\$128,340	+ 49.1%	\$114,507	\$98,341	- 14.1%
Percent of Original List Price Received*	82.2%	90.5%	+ 10.1%	90.6%	87.4%	- 3.6%
Days on Market Until Sale	88	49	- 44.4%	116	119	+ 1.9%
Inventory of Homes for Sale	98	48	- 51.0%	--	--	--

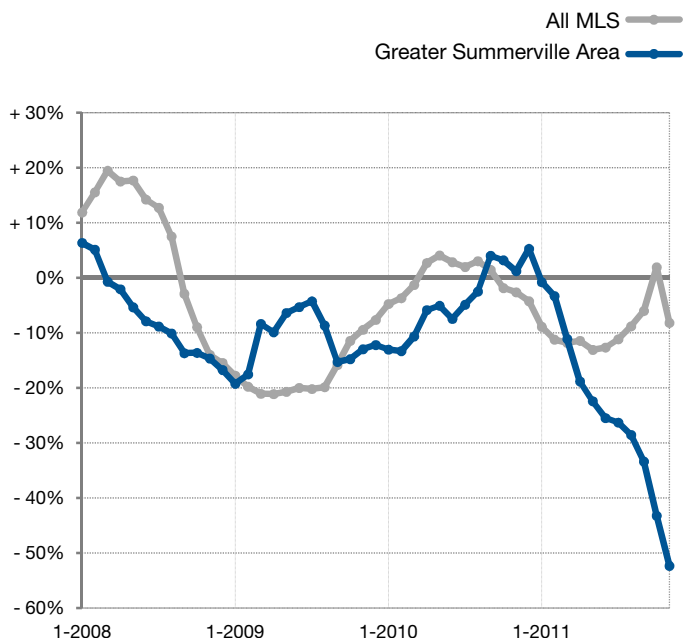
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.