

Local Market Update – November 2011

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



Lower Mount Pleasant

Area 42

- 1.5%

Change in
New Listings
All Properties

+ 17.4%

Change in
Closed Sales
All Properties

- 34.4%

Change in
Inventory of Homes
All Properties

Single-Family Detached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	48	49	+ 2.1%	920	786	- 14.6%
Closed Sales	37	45	+ 21.6%	458	504	+ 10.0%
Median Sales Price*	\$369,000	\$320,000	- 13.3%	\$348,700	\$344,000	- 1.3%
Average Sales Price*	\$400,987	\$408,617	+ 1.9%	\$438,148	\$418,053	- 4.6%
Percent of Original List Price Received*	87.9%	89.0%	+ 1.2%	89.3%	90.3%	+ 1.1%
Days on Market Until Sale	118	108	- 8.4%	116	105	- 9.1%
Inventory of Homes for Sale	388	274	- 29.4%	--	--	--

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

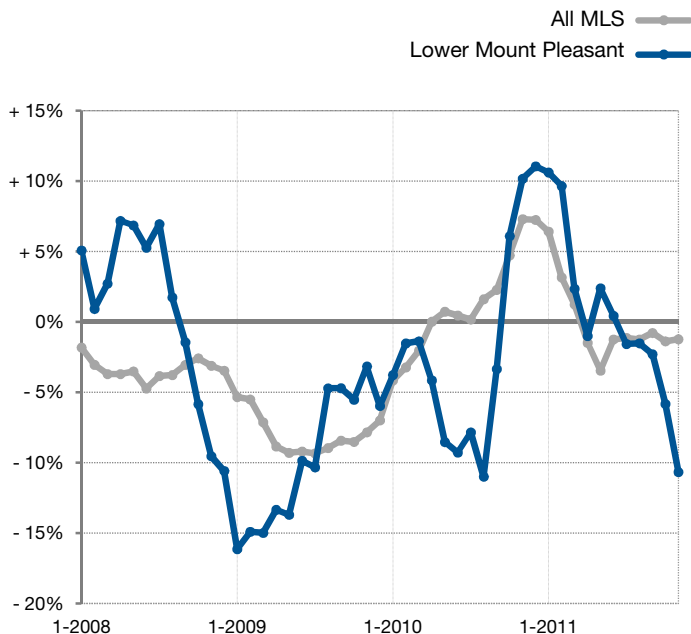
Townhouse-Condo Attached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	17	- 10.5%	355	250	- 29.6%
Closed Sales	9	9	0.0%	146	164	+ 12.3%
Median Sales Price*	\$157,000	\$190,000	+ 21.0%	\$161,200	\$145,000	- 10.0%
Average Sales Price*	\$168,777	\$220,389	+ 30.6%	\$205,635	\$203,194	- 1.2%
Percent of Original List Price Received*	85.3%	90.9%	+ 6.6%	85.6%	87.5%	+ 2.2%
Days on Market Until Sale	175	133	- 24.2%	154	124	- 19.4%
Inventory of Homes for Sale	232	133	- 42.7%	--	--	--

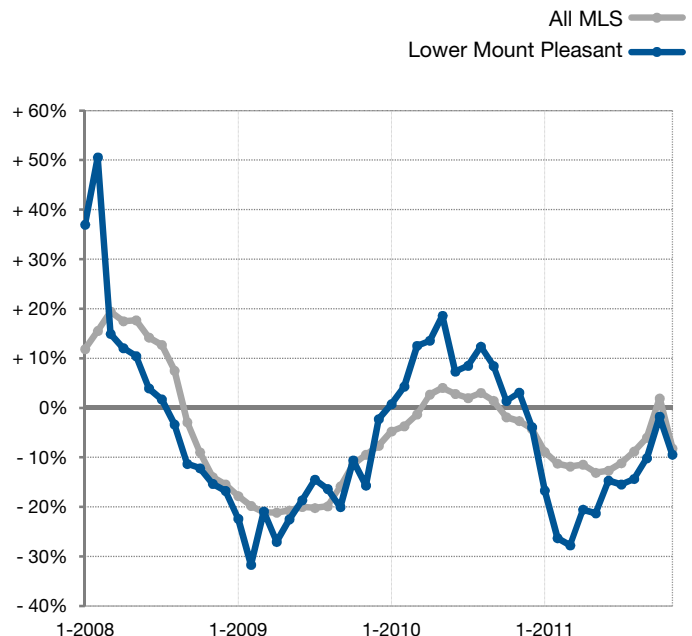
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Change in Median Sales Price from Prior Year (6-Month Average)**

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.