

# Local Market Update – November 2011

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



## West Ashley Area

Areas 11 & 12

**- 5.2%**

Change in  
New Listings  
All Properties

**+ 30.4%**

Change in  
Closed Sales  
All Properties

**- 33.9%**

Change in  
Inventory of Homes  
All Properties

### Single-Family Detached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	66	<b>70</b>	+ 6.1%	1,319	<b>1,058</b>	- 19.8%
Closed Sales	47	<b>55</b>	+ 17.0%	615	<b>662</b>	+ 7.6%
Median Sales Price*	\$209,040	<b>\$210,000</b>	+ 0.5%	\$219,000	<b>\$203,245</b>	- 7.2%
Average Sales Price*	\$259,660	<b>\$229,278</b>	- 11.7%	\$237,719	<b>\$220,576</b>	- 7.2%
Percent of Original List Price Received*	91.4%	<b>91.6%</b>	+ 0.2%	91.6%	<b>90.0%</b>	- 1.8%
Days on Market Until Sale	67	<b>79</b>	+ 19.4%	83	<b>99</b>	+ 19.3%
Inventory of Homes for Sale	547	<b>373</b>	- 31.8%	--	--	--

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

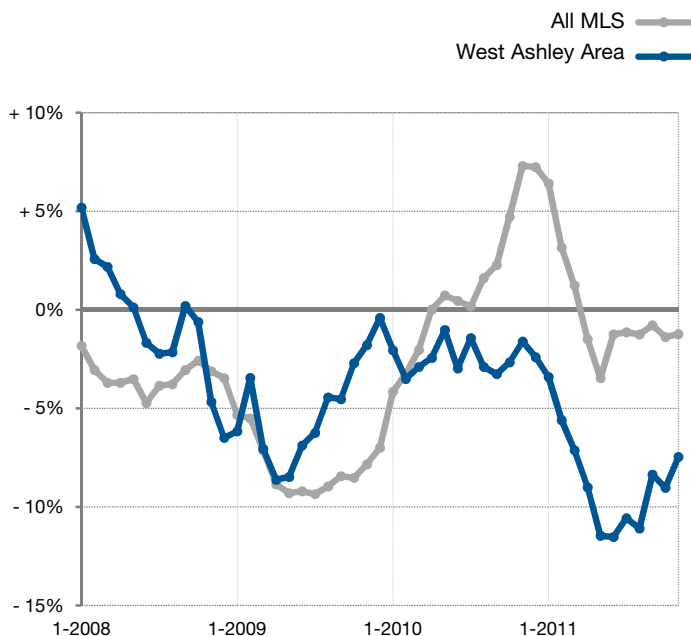
### Townhouse-Condo Attached

	November			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	30	<b>21</b>	- 30.0%	438	<b>359</b>	- 18.0%
Closed Sales	9	<b>18</b>	+ 100.0%	182	<b>232</b>	+ 27.5%
Median Sales Price*	\$125,000	<b>\$152,719</b>	+ 22.2%	\$146,995	<b>\$137,000</b>	- 6.8%
Average Sales Price*	\$123,009	<b>\$149,145</b>	+ 21.2%	\$146,527	<b>\$130,659</b>	- 10.8%
Percent of Original List Price Received*	85.2%	<b>94.8%</b>	+ 11.3%	91.0%	<b>91.4%</b>	+ 0.4%
Days on Market Until Sale	156	<b>116</b>	- 25.8%	113	<b>100</b>	- 11.4%
Inventory of Homes for Sale	246	<b>151</b>	- 38.6%	--	--	--

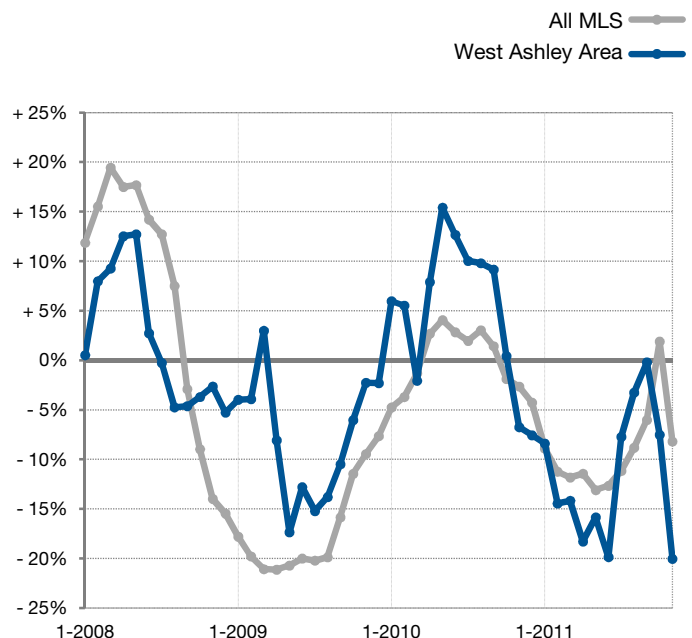
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### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

#### 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.