

# Local Market Update – July 2013

A RESEARCH TOOL PROVIDED BY THE COASTAL CAROLINAS ASSOCIATION OF REALTORS®



## Carolina Forest

**+ 26.4%**

Change in  
**New Listings**  
All Properties

**- 12.6%**

Change in  
**Closed Sales**  
All Properties

**- 5.8%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	67	<b>119</b>	+ 77.6%	572	<b>671</b>	+ 17.3%
Closed Sales	64	<b>62</b>	- 3.1%	313	<b>409</b>	+ 30.7%
Median Sales Price*	\$145,000	<b>\$153,500</b>	+ 5.9%	\$138,950	<b>\$159,900</b>	+ 15.1%
Percent of Original List Price Received*	96.4%	<b>96.5%</b>	+ 0.1%	97.1%	<b>96.7%</b>	- 0.5%
Days on Market Until Sale	137	<b>149</b>	+ 8.6%	154	<b>147</b>	- 4.2%
Inventory of Homes for Sale	366	<b>359</b>	- 1.9%	--	--	--

### Condo Properties

	July			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	39	<b>15</b>	- 61.5%	183	<b>136</b>	- 25.7%
Closed Sales	23	<b>14</b>	- 39.1%	103	<b>89</b>	- 13.6%
Median Sales Price*	\$76,000	<b>\$74,000</b>	- 2.6%	\$80,000	<b>\$84,700</b>	+ 5.9%
Percent of Original List Price Received*	95.5%	<b>95.8%</b>	+ 0.3%	95.1%	<b>95.9%</b>	+ 0.8%
Days on Market Until Sale	120	<b>147</b>	+ 22.5%	149	<b>171</b>	+ 14.1%
Inventory of Homes for Sale	137	<b>115</b>	- 16.1%	--	--	--

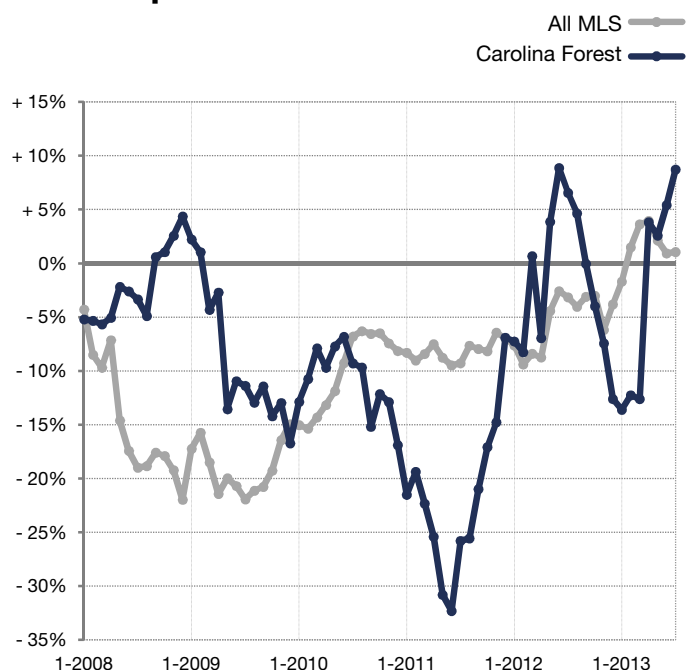
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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

### Single-Family Properties



### Condo Properties



\*\* 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 Coastal Carolinas 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.