



Anderson County Real Estate Market Update Report July 2010

Current As Of 10:04 AM Aug 10, 2010
Includes Anderson County MLS Sales Only

Good Change
Bad Change

Home Sales - Last Month

	Jul 2010	Jul 2009	Change - #	Change - %
Number Of Homes Sold	101	132	-31	-23.5%
Average Sale Price	\$141,563	\$141,243	320	0.2%
Average Original List Price	\$160,757	\$158,891	1,866	1.2%
Average % Of List Price Obtained	88%	89%	-1 Pcntg Points	-
Average Days On Market Until Sold	149	153	-4 Days	-2.6%
Number of Active Listings on June 31	1,996	1,711	285	16.7%

Home Sales - Year-To-Date

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Number Of Homes Sold	834	731	103	14.1%
Average Sale Price	\$131,040	\$130,155	885	0.7%
Average Original List Price	\$148,042	\$147,803	239	0.2%
Average % Of List Price Obtained	89%	88%	1 Pcntg Points	-
Average Days On Market Until Sold	145	152	-7 Days	-4.6%
Current Absorption Rate	17 Months	16 Months	1 Months	-

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By Price Range				
Under \$100,000	345	316	29	9.2%
\$100,000 to \$200,000	360	298	62	20.8%
\$200,000 to \$300,000	84	69	15	21.7%
\$300,000 to \$400,000	26	34	-8	-23.5%
\$400,000 to \$500,000	9	9	0	0.0%
Over \$500,000	10	5	5	100.0%

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Hartwell Lake Sales (Entire WUMLS)				
Number Of Waterfront Homes Sold	87	46	41	89.1%
Average Price Of Waterfront Homes Sold	\$274,025	\$326,045	-52,020	-16.0%
Average DOM Of Waterfront Homes Sold	197	247	-50	-20.2%
Average % Of List Price Obtained	86%	80%	6 Pcntg Points	-

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By High School				
Belton-Honea Path High	65	48	17	35.4%
Crescent High	47	35	12	34.3%
Hanna High	242	215	27	12.6%
Palmetto High	71	56	15	26.8%
Pendleton High	103	90	13	14.4%
Westside High	206	177	29	16.4%
Wren High	89	87	2	2.3%

Average Sales Price By High School				
Belton-Honea Path High	\$94,489	\$77,711	16,778	21.6%
Crescent High	\$101,018	\$86,573	14,445	16.7%
Hanna High	\$137,099	\$153,521	-16,422	-10.7%
Palmetto High	\$100,685	\$92,728	7,957	8.6%
Pendleton High	\$168,819	\$148,844	19,975	13.4%
Westside High	\$111,051	\$101,181	9,870	9.8%
Wren High	\$186,996	\$203,465	-16,469	-8.1%

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By Area				
101 - Anderson	40	39	1	2.6%
102 - Anderson	39	41	-2	-4.9%
103 - Anderson	29	28	1	3.6%
104 - Anderson	83	60	23	38.3%
105 - Anderson	44	12	32	266.7%
106 - Anderson	39	37	2	5.4%
107 - Anderson	155	126	29	23.0%
108 - Anderson	76	67	9	13.4%
109 - Anderson	137	139	-2	-1.4%
110 - Anderson	7	5	2	40.0%
111 - Anderson	77	66	11	16.7%
112 - Anderson	17	17	0	0.0%
113 - Anderson	37	32	5	15.6%
114 - Anderson	51	52	-1	-1.9%
115 - Anderson	22	7	15	214.3%
Average Sales Price By Area				
101 - Anderson	\$139,341	\$128,449	10,892	8.5%
102 - Anderson	\$127,676	\$137,767	-10,091	-7.3%
103 - Anderson	\$157,750	\$201,857	-44,107	-21.9%
104 - Anderson	\$161,998	\$190,089	-28,091	-14.8%
105 - Anderson	\$237,329	\$227,475	9,854	4.3%
106 - Anderson	\$77,619	\$72,981	4,638	6.4%
107 - Anderson	\$118,828	\$118,050	778	0.7%
108 - Anderson	\$156,489	\$175,354	-18,865	-10.8%
109 - Anderson	\$145,217	\$157,179	-11,962	-7.6%
110 - Anderson	\$97,929	\$67,000	30,929	46.2%
111 - Anderson	\$100,389	\$86,515	13,874	16.0%
112 - Anderson	\$100,882	\$83,331	17,551	21.1%
113 - Anderson	\$74,184	\$56,806	17,378	30.6%
114 - Anderson	\$87,026	\$79,580	7,446	9.4%
115 - Anderson	\$72,411	\$81,072	-8,661	-10.7%

All data is from the Western Upstate Multiple Listing Service as of the date shown. Unless otherwise stated, all home sales are only those listed as being in Anderson County and sold through the WUMLS.