



Anderson County Real Estate Market Update Report August 2010

Current As Of 2:03 PM Sep 10, 2010
Includes Anderson County MLS Sales Only

Good Change
Bad Change

Home Sales - Last Month

	Aug 2010	Aug 2009	Change - #	Change - %
Number Of Homes Sold	113	109	4	3.7%
Average Sale Price	\$142,849	\$140,964	1,885	1.3%
Average Original List Price	\$162,903	\$160,051	2,852	1.8%
Average % Of List Price Obtained	88%	88%	0 Pcntg Points	-
Average Days On Market Until Sold	140	143	-3 Days	-2.1%
Number of Active Listings on June 31	1,966	1,733	233	13.4%

Home Sales - Year-To-Date

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Number Of Homes Sold	954	840	114	13.6%
Average Sale Price	\$132,440	\$131,558	882	0.7%
Average Original List Price	\$149,821	\$149,392	429	0.3%
Average % Of List Price Obtained	88%	88%	0 Pcntg Points	-
Average Days On Market Until Sold	144	151	-7 Days	-4.6%
Current Absorption Rate	16 Months	17 Months	-1 Months	-

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By Price Range				
Under \$100,000	396	355	41	11.5%
\$100,000 to \$200,000	399	349	50	14.3%
\$200,000 to \$300,000	100	80	20	25.0%
\$300,000 to \$400,000	32	39	-7	-17.9%
\$400,000 to \$500,000	16	11	5	45.5%
Over \$500,000	11	6	5	83.3%

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Hartwell Lake Sales (Entire WUMLS)				
Number Of Waterfront Homes Sold	102	57	45	78.9%
Average Price Of Waterfront Homes Sold	\$277,666	\$320,729	-43,063	-13.4%
Average DOM Of Waterfront Homes Sold	188	204	-16	-7.8%
Average % Of List Price Obtained	86%	83%	3 Pcntg Points	-

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By High School				
Belton-Honea Path High	80	59	21	35.6%
Crescent High	53	44	9	20.5%
Hanna High	280	249	31	12.4%
Palmetto High	77	62	15	24.2%
Pendleton High	122	108	14	13.0%
Westside High	232	195	37	19.0%
Wren High	97	97	0	0.0%

Average Sales Price By High School				
Belton-Honea Path High	\$91,664	\$80,132	11,532	14.4%
Crescent High	\$96,759	\$82,783	13,976	16.9%
Hanna High	\$143,453	\$153,080	-9,627	-6.3%
Palmetto High	\$100,807	\$94,990	5,817	6.1%
Pendleton High	\$170,030	\$158,518	11,512	7.3%
Westside High	\$112,680	\$102,490	10,190	9.9%
Wren High	\$183,784	\$202,566	-18,782	-9.3%

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By Area				
101 - Anderson	50	49	1	2.0%
102 - Anderson	47	48	-1	-2.1%
103 - Anderson	32	35	-3	-8.6%
104 - Anderson	90	67	23	34.3%
105 - Anderson	50	17	33	194.1%
106 - Anderson	42	40	2	5.0%
107 - Anderson	175	140	35	25.0%
108 - Anderson	92	73	19	26.0%
109 - Anderson	155	163	-8	-4.9%
110 - Anderson	8	5	3	60.0%
111 - Anderson	91	75	16	21.3%
112 - Anderson	20	21	-1	-4.8%
113 - Anderson	38	39	-1	-2.6%
114 - Anderson	58	61	-3	-4.9%
115 - Anderson	27	8	19	237.5%
Average Sales Price By Area				
101 - Anderson	\$146,971	\$150,950	-3,979	-2.6%
102 - Anderson	\$126,671	\$132,874	-6,203	-4.7%
103 - Anderson	\$162,961	\$188,923	-25,962	-13.7%
104 - Anderson	\$159,814	\$195,064	-35,250	-18.1%
105 - Anderson	\$240,578	\$210,306	30,272	14.4%
106 - Anderson	\$75,979	\$76,470	-491	-0.6%
107 - Anderson	\$116,569	\$121,324	-4,755	-3.9%
108 - Anderson	\$168,616	\$170,570	-1,954	-1.1%
109 - Anderson	\$147,899	\$159,027	-11,128	-7.0%
110 - Anderson	\$86,550	\$67,000	19,550	29.2%
111 - Anderson	\$100,902	\$89,820	11,082	12.3%
112 - Anderson	\$92,525	\$75,811	16,714	22.0%
113 - Anderson	\$74,311	\$55,056	19,255	35.0%
114 - Anderson	\$86,127	\$82,095	4,032	4.9%
115 - Anderson	\$71,520	\$76,938	-5,418	-7.0%

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.