



Anderson County Real Estate Market Update Report December 2010

Current As Of 1:40 AM Jan 10, 2011
Includes Anderson County MLS Sales Only

Good Change
Bad Change

Home Sales - Last Month

	Dec 2010	Dec 2009	Change - #	Change - %
Number Of Homes Sold	81	105	-24	-22.9%
Average Sale Price	\$135,973	\$130,810	5,163	3.9%
Average Original List Price	\$159,515	\$147,188	12,327	8.4%
Average % Of List Price Obtained	85%	89%	-4 Pcntg Points	-
Average Days On Market Until Sold	188	145	43 Days	29.7%
Number of Active Listings on December 31	1,699	1,673	26	1.6%

Home Sales - Year-To-Date

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Number Of Homes Sold	1,356	1,331	25	1.9%
Average Sale Price	\$131,922	\$130,056	1,866	1.4%
Average Original List Price	\$149,980	\$146,884	3,096	2.1%
Average % Of List Price Obtained	88%	89%	-1 Pcntg Points	-
Average Days On Market Until Sold	151	156	-5 Days	-3.2%
Current Absorption Rate	15 Months	15 Months	0 Months	-

Homes Sold By Price Range	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Under \$100,000	569	595	-26	-4.4%
\$100,000 to \$200,000	553	521	32	6.1%
\$200,000 to \$300,000	147	124	23	18.5%
\$300,000 to \$400,000	52	59	-7	-11.9%
\$400,000 to \$500,000	21	22	-1	-4.5%
Over \$500,000	14	10	4	40.0%

Hartwell Lake Sales (Entire WUMLS)	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Number Of Waterfront Homes Sold	161	95	66	69.5%
Average Price Of Waterfront Homes Sold	\$284,333	\$324,341	-40,008	-12.3%
Average DOM Of Waterfront Homes Sold	171	191	-20	-10.5%
Average % Of List Price Obtained	86%	83%	3 Pcntg Points	-

Homes Sold By High School	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Belton-Honea Path High	111	108	3	2.8%
Crescent High	75	75	0	0.0%
Hanna High	382	377	5	1.3%
Palmetto High	107	89	18	20.2%
Pendleton High	189	163	26	16.0%
Westside High	324	329	-5	-1.5%
Wren High	148	153	-5	-3.3%

Average Sales Price By High School				
Belton-Honea Path High	\$87,876	\$79,340	8,536	10.8%
Crescent High	\$96,686	\$82,587	14,099	17.1%
Hanna High	\$145,466	\$153,836	-8,370	-5.4%
Palmetto High	\$92,688	\$90,865	1,823	2.0%
Pendleton High	\$175,701	\$159,449	16,252	10.2%
Westside High	\$109,800	\$99,504	10,296	10.3%
Wren High	\$174,263	\$202,864	-28,601	-14.1%

	2010 Y-T-D	2009 Y-T-D	Change - #	Change - %
Homes Sold By Area				
101 - Anderson	66	73	-7	-9.6%
102 - Anderson	65	69	-4	-5.8%
103 - Anderson	48	62	-14	-22.6%
104 - Anderson	124	105	19	18.1%
105 - Anderson	69	36	33	91.7%
106 - Anderson	67	69	-2	-2.9%
107 - Anderson	245	228	17	7.5%
108 - Anderson	129	121	8	6.6%
109 - Anderson	227	224	3	1.3%
110 - Anderson	11	6	5	83.3%
111 - Anderson	129	121	8	6.6%
112 - Anderson	32	38	-6	-15.8%
113 - Anderson	51	65	-14	-21.5%
114 - Anderson	78	94	-16	-17.0%
115 - Anderson	35	23	12	52.2%
Average Sales Price By Area				
101 - Anderson	\$172,239	\$151,226	21,013	13.9%
102 - Anderson	\$122,734	\$132,765	-10,031	-7.6%
103 - Anderson	\$153,928	\$188,328	-34,400	-18.3%
104 - Anderson	\$156,255	\$191,039	-34,784	-18.2%
105 - Anderson	\$230,053	\$194,265	35,788	18.4%
106 - Anderson	\$75,542	\$79,327	-3,785	-4.8%
107 - Anderson	\$121,887	\$117,749	4,138	3.5%
108 - Anderson	\$167,679	\$177,817	-10,138	-5.7%
109 - Anderson	\$151,815	\$160,571	-8,756	-5.5%
110 - Anderson	\$94,127	\$63,000	31,127	49.4%
111 - Anderson	\$91,157	\$81,826	9,331	11.4%
112 - Anderson	\$80,660	\$65,159	15,501	23.8%
113 - Anderson	\$71,026	\$62,214	8,812	14.2%
114 - Anderson	\$86,786	\$84,098	2,688	3.2%
115 - Anderson	\$70,984	\$70,787	197	0.3%

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.