



Anderson County Real Estate Market Update Report February 2011

Current As Of 6:30 AM Mar 7, 2011
Includes Anderson County MLS Sales Only

Good Change
Bad Change

Home Sales - Last Month

	Feb 2011	Feb 2010	Change - #	Change - %
Number Of Homes Sold	80	72	8	11.1%
Average Sale Price	\$135,998	\$119,600	16,398	13.7%
Average Original List Price	\$155,348	\$138,189	17,159	12.4%
Average % Of List Price Obtained	88%	87%	1 Pcntg Points	-
Average Days On Market Until Sold	159	124	35 Days	28.2%
Number of Active Listings on February 28	1,663	1,754	-91	-5.2%

Home Sales - Year-To-Date

	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
Number Of Homes Sold	165	157	8	5.1%
Average Sale Price	\$122,043	\$129,247	-7,204	-5.6%
Average Original List Price	\$138,280	\$147,730	-9,450	-6.4%
Average % Of List Price Obtained	88%	87%	1 Pcntg Points	-
Average Days On Market Until Sold	145	135	10 Days	7.4%
Current Absorption Rate	20 Months	22 Months	-2 Months	-

Homes Sold By Price Range	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
Under \$100,000	77	72	5	6.9%
\$100,000 to \$200,000	64	57	7	12.3%
\$200,000 to \$300,000	12	19	-7	-36.8%
\$300,000 to \$400,000	8	3	5	166.7%
\$400,000 to \$500,000	2	4	-2	-50.0%
Over \$500,000	2	2	0	0.0%

Hartwell Lake Sales (Entire WUMLS)	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
Number Of Waterfront Homes Sold	21	13	8	61.5%
Average Price Of Waterfront Homes Sold	\$302,062	\$297,871	4,191	1.4%
Average DOM Of Waterfront Homes Sold	133	141	-8	-5.7%
Average % Of List Price Obtained	90%	78%	12 Pcntg Points	-

Homes Sold By High School	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
Belton-Honea Path High	15	19	-4	-21.1%
Crescent High	15	8	7	87.5%
Hanna High	44	45	-1	-2.2%
Palmetto High	11	13	-2	-15.4%
Pendleton High	20	16	4	25.0%
Westside High	36	37	-1	-2.7%
Wren High	21	17	4	23.5%

Average Sales Price By High School				
Belton-Honea Path High	\$72,107	\$83,018	-10,911	-13.1%
Crescent High	\$88,943	\$92,163	-3,220	-3.5%
Hanna High	\$162,310	\$151,378	10,932	7.2%
Palmetto High	\$56,270	\$103,146	-46,876	-45.4%
Pendleton High	\$134,590	\$134,646	-56	-0.0%
Westside High	\$97,842	\$119,414	-21,572	-18.1%
Wren High	\$170,081	\$184,271	-14,190	-7.7%

	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
Homes Sold By Area				
101 - Anderson	10	5	5	100.0%
102 - Anderson	6	4	2	50.0%
103 - Anderson	10	10	0	0.0%
104 - Anderson	13	17	-4	-23.5%
105 - Anderson	7	9	-2	-22.2%
106 - Anderson	6	8	-2	-25.0%
107 - Anderson	26	20	6	30.0%
108 - Anderson	20	14	6	42.9%
109 - Anderson	21	24	-3	-12.5%
110 - Anderson	3	1	2	200.0%
111 - Anderson	14	24	-10	-41.7%
112 - Anderson	5	4	1	25.0%
113 - Anderson	10	7	3	42.9%
114 - Anderson	9	11	-2	-18.2%
115 - Anderson	5	7	-2	-28.6%
Average Sales Price By Area				
101 - Anderson	\$106,980	\$89,448	17,532	19.6%
102 - Anderson	\$111,167	\$50,100	61,067	121.9%
103 - Anderson	\$143,690	\$141,250	2,440	1.7%
104 - Anderson	\$170,846	\$197,859	-27,013	-13.7%
105 - Anderson	\$231,818	\$292,056	-60,238	-20.6%
106 - Anderson	\$41,483	\$89,628	-48,145	-53.7%
107 - Anderson	\$91,790	\$99,970	-8,180	-8.2%
108 - Anderson	\$153,443	\$177,532	-24,089	-13.6%
109 - Anderson	\$179,548	\$160,214	19,334	12.1%
110 - Anderson	\$248,575	\$12,500	236,075	1,888.6%
111 - Anderson	\$71,134	\$94,467	-23,333	-24.7%
112 - Anderson	\$91,000	\$56,700	34,300	60.5%
113 - Anderson	\$43,365	\$62,814	-19,449	-31.0%
114 - Anderson	\$70,772	\$73,171	-2,399	-3.3%
115 - Anderson	\$65,050	\$68,329	-3,279	-4.8%

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.