



## Anderson County Real Estate Market Update Report July 2011

Current As Of 12:12 PM Aug 10, 2011  
Includes Anderson County MLS Sales Only

Good Change  
Bad Change

### Home Sales - Last Month

	Jul 2011	Jul 2010	Change - #	Change - %
Number Of Homes Sold	79	107	-28	-26.2%
Average Sale Price	\$137,997	\$141,623	-3,626	-2.6%
Average Original List Price	\$147,981	\$160,957	-12,976	-8.1%
Average % Of List Price Obtained	93%	88%	5 Pcntg Points	-
Average Days On Market Until Sold	159	150	9 Days	6.0%
Number of Active Listings on July 31	1,698	1,996	-298	-14.9%

### Home Sales - Year-To-Date

	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
Number Of Homes Sold	754	846	-92	-10.9%
Average Sale Price	\$131,865	\$131,441	424	0.3%
Average Original List Price	\$150,693	\$148,370	2,323	1.6%
Average % Of List Price Obtained	88%	89%	-1 Pcntg Points	-
Average Days On Market Until Sold	164	145	19 Days	13.1%
Current Absorption Rate	16 Months	17 Months	-1 Months	-

	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
<b>Homes Sold By Price Range</b>				
Under \$100,000	331	348	-17	-4.9%
\$100,000 to \$200,000	291	366	-75	-20.5%
\$200,000 to \$300,000	81	86	-5	-5.8%
\$300,000 to \$400,000	32	27	5	18.5%
\$400,000 to \$500,000	11	9	2	22.2%
Over \$500,000	8	10	-2	-20.0%

	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
<b>Hartwell Lake Sales (Entire WUMLS)</b>				
Number Of Waterfront Homes Sold	108	89	19	21.3%
Average Price Of Waterfront Homes Sold	\$288,436	\$271,912	16,524	6.1%
Average DOM Of Waterfront Homes Sold	137	197	-60	-30.5%
Average % Of List Price Obtained	86%	86%	0 Pcntg Points	-

	2011 Y-T-D	2010 Y-T-D	Change - #	Change - %
<b>Homes Sold By High School</b>				
Belton-Honea Path High	77	66	11	16.7%
Crescent High	39	48	-9	-18.8%
Hanna High	219	245	-26	-10.6%
Palmetto High	45	71	-26	-36.6%
Pendleton High	109	106	3	2.8%
Westside High	169	206	-37	-18.0%
Wren High	81	92	-11	-12.0%

<b>Average Sales Price By High School</b>				
Belton-Honea Path High	\$98,759	\$93,421	5,338	5.7%
Crescent High	\$87,288	\$99,330	-12,042	-12.1%
Hanna High	\$156,124	\$138,249	17,875	12.9%
Palmetto High	\$96,967	\$100,685	-3,718	-3.7%
Pendleton High	\$160,535	\$167,975	-7,440	-4.4%
Westside High	\$98,170	\$111,060	-12,890	-11.6%
Wren High	\$179,712	\$188,294	-8,582	-4.6%

	<b>2011 Y-T-D</b>	<b>2010 Y-T-D</b>	<b>Change - #</b>	<b>Change - %</b>
<b>Homes Sold By Area</b>				
101 - Anderson	50	42	8	19.0%
102 - Anderson	39	40	-1	-2.5%
103 - Anderson	30	32	-2	-6.3%
104 - Anderson	61	83	-22	-26.5%
105 - Anderson	38	44	-6	-13.6%
106 - Anderson	27	40	-13	-32.5%
107 - Anderson	127	155	-28	-18.1%
108 - Anderson	92	78	14	17.9%
109 - Anderson	111	138	-27	-19.6%
110 - Anderson	5	7	-2	-28.6%
111 - Anderson	57	77	-20	-26.0%
112 - Anderson	15	17	-2	-11.8%
113 - Anderson	27	37	-10	-27.0%
114 - Anderson	56	53	3	5.7%
115 - Anderson	21	22	-1	-4.5%
<b>Average Sales Price By Area</b>				
101 - Anderson	\$132,242	\$144,087	-11,845	-8.2%
102 - Anderson	\$136,821	\$125,459	11,362	9.1%
103 - Anderson	\$186,224	\$164,224	22,000	13.4%
104 - Anderson	\$154,632	\$161,998	-7,366	-4.5%
105 - Anderson	\$210,785	\$237,329	-26,544	-11.2%
106 - Anderson	\$54,978	\$76,178	-21,200	-27.8%
107 - Anderson	\$108,971	\$118,840	-9,869	-8.3%
108 - Anderson	\$189,461	\$157,772	31,689	20.1%
109 - Anderson	\$144,198	\$145,469	-1,271	-0.9%
110 - Anderson	\$191,345	\$97,929	93,416	95.4%
111 - Anderson	\$91,052	\$100,389	-9,337	-9.3%
112 - Anderson	\$66,967	\$100,882	-33,915	-33.6%
113 - Anderson	\$45,766	\$74,184	-28,418	-38.3%
114 - Anderson	\$96,829	\$85,629	11,200	13.1%
115 - Anderson	\$73,145	\$72,411	734	1.0%

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.