

Grand Strand Market Report



October 2012

Sales activity trends in all sectors (Single Family Residential, Condo, & Residential Lot) continue to point to solid growth while sales prices remain stabilized. For October, Single Family Residential (SFR) sales are up 20.8% from prior year's level while maintaining stable median sales prices. SFR inventory continued its gradual decline as inventory is down 2.6% as compared to October, 2011. SFR distressed inventory continued to fall as October's inventory is at recent low. Year to date, SFR sales are up 15.1% while the median sales price is down 2.44%. Condo sales activity was very strong in October as sales was up 33% as compared to October, 2011. Coupled with strong sales activity, condo inventory continued to decline for its seventh straight month as inventory is down 11.8% as compared to October, 2011. The median sales price for condos remained steady at \$104,000. Year to date, condo sales are up 8.7% while the median sales price is down 4.6%. Residential lot sales maintained its pace averaging about 90 lot sales per month, a 41% increase over 2011. The median sales price of residential lots remained steady at \$33,250.

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Grand Strand Active Inventory



Single Family Residential

	# Listings	
Horry Co.	3,773	↓
Georgetown Co.	835	↔
Total	4,608	↓
Average List Price	\$337,549	↔
Median List Price	\$219,900	↔

Condo/Townhome

	# Listings	
Horry Co.	3,838	↓
Georgetown Co.	384	↔
Total	4,222	↓
Average List Price	\$188,605	↔
Median List Price	\$133,900	↔

Residential Lot

	# Listings	
Horry Co.	1,861	↔
Georgetown Co.	766	↔
Total	2,627	↔
Average List Price	\$129,217	↔
Median List Price	\$60,000	↔

Distribution by Price Range

	Horry Co.	G'town Co.
Less than \$150k	1,096	89
\$150k - \$250k	1,336	181
\$250k - \$500k	985	289
\$500k - \$1.0 MM	265	167
\$1 MM +	91	109

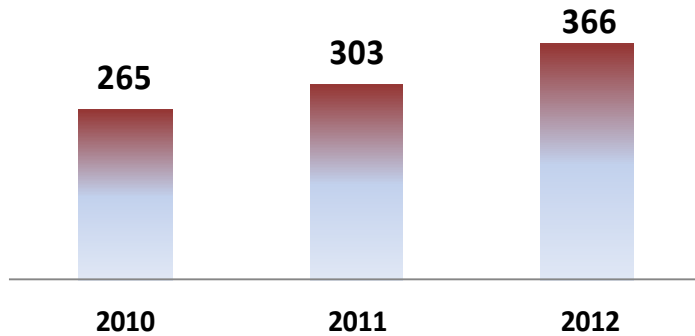
	Horry Co.	G'town Co.
Less than \$100k	1,331	48
\$100k - \$150k	945	78
\$150k - \$200k	599	69
\$200k - \$400k	703	98
\$400k - \$750k	203	61
\$750+	57	30

	Horry Co.	G'town Co.
Less than \$25k	344	62
\$25k - \$50k	646	88
\$50k - \$75k	260	85
\$75k-100k	184	107
\$100k-175k	199	145
\$175k -250k	103	127
\$250k+	124	152

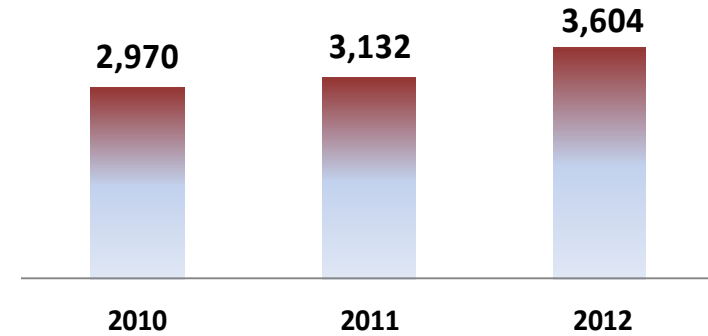
Closed Sales - SFR



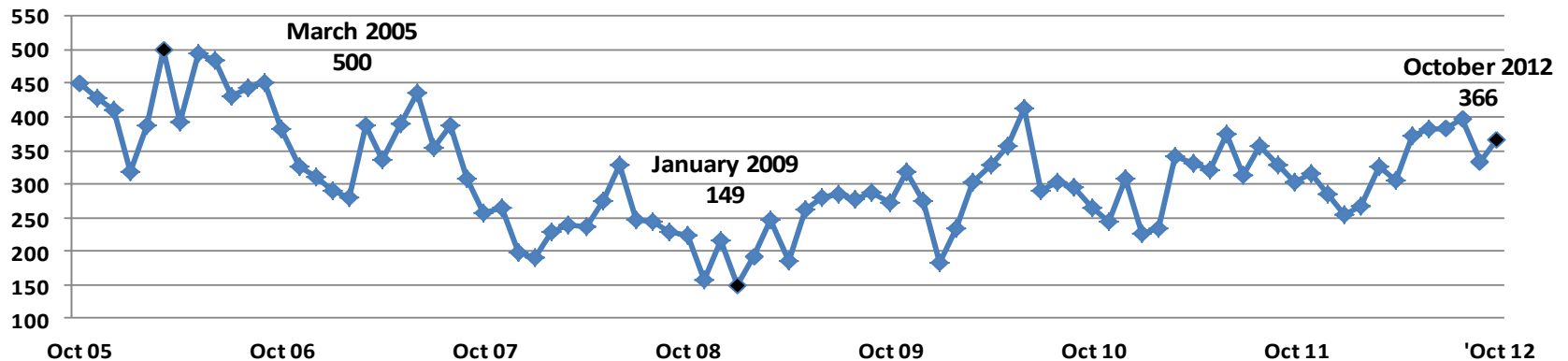
October



Year to Date

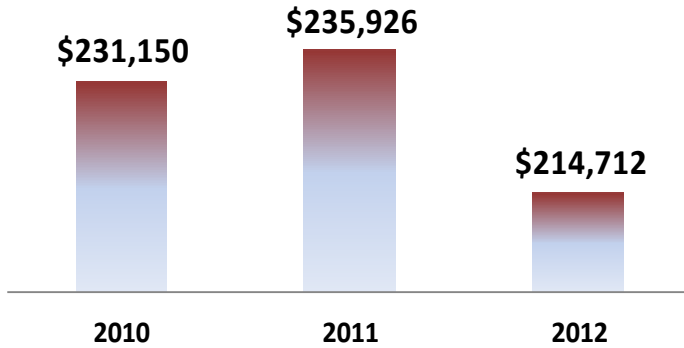


Historical Activity

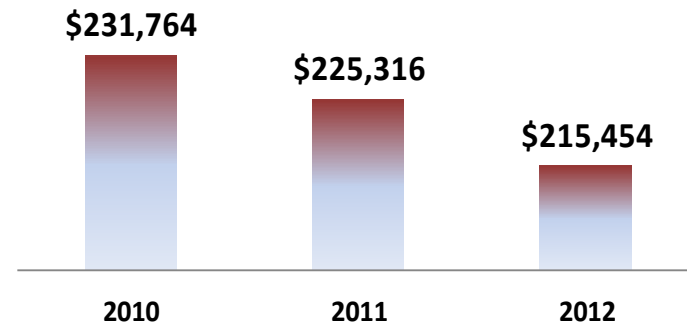


Average Sales Price - SFR

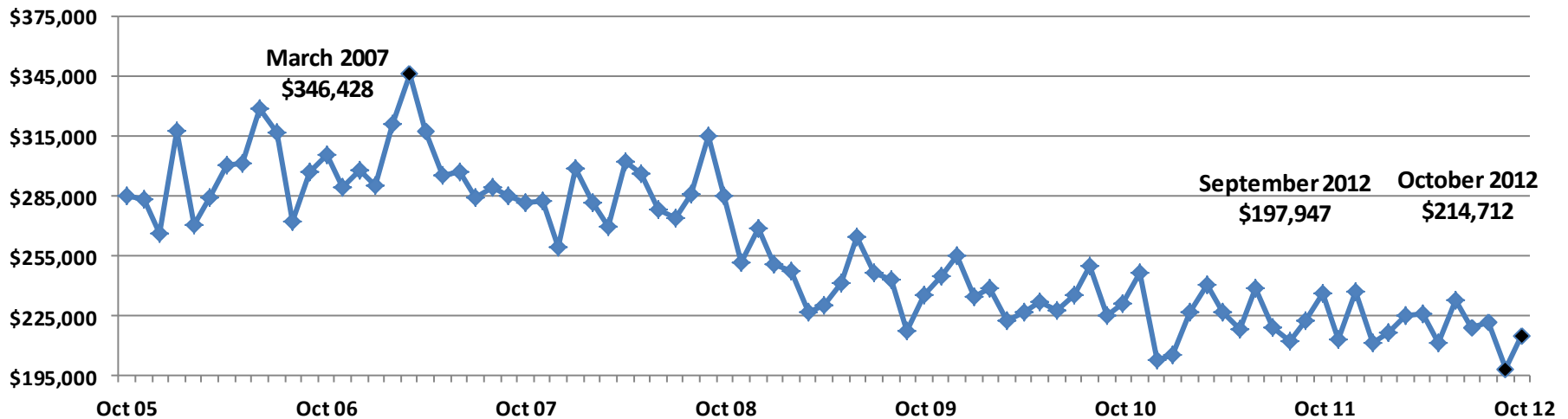
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Year to Date

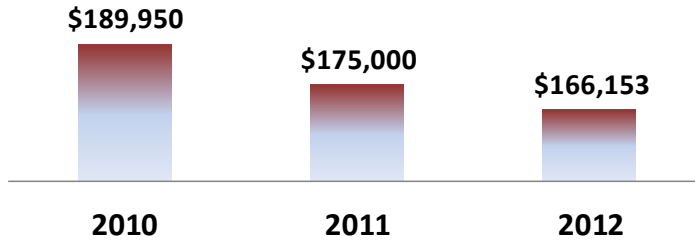


Historical Activity

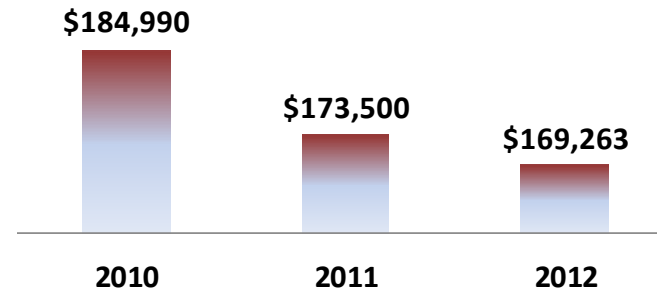


Median Sales Price - SFR

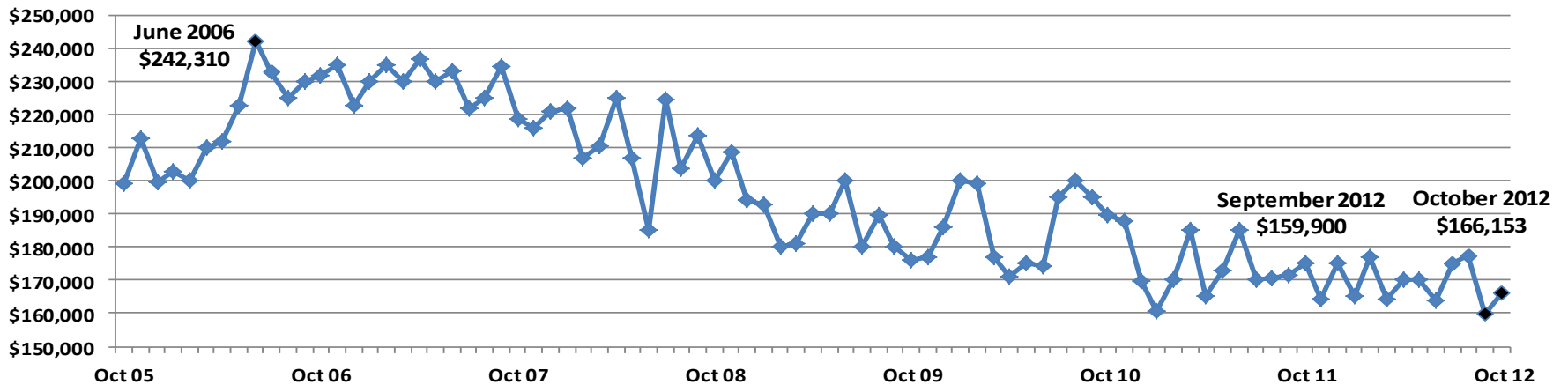
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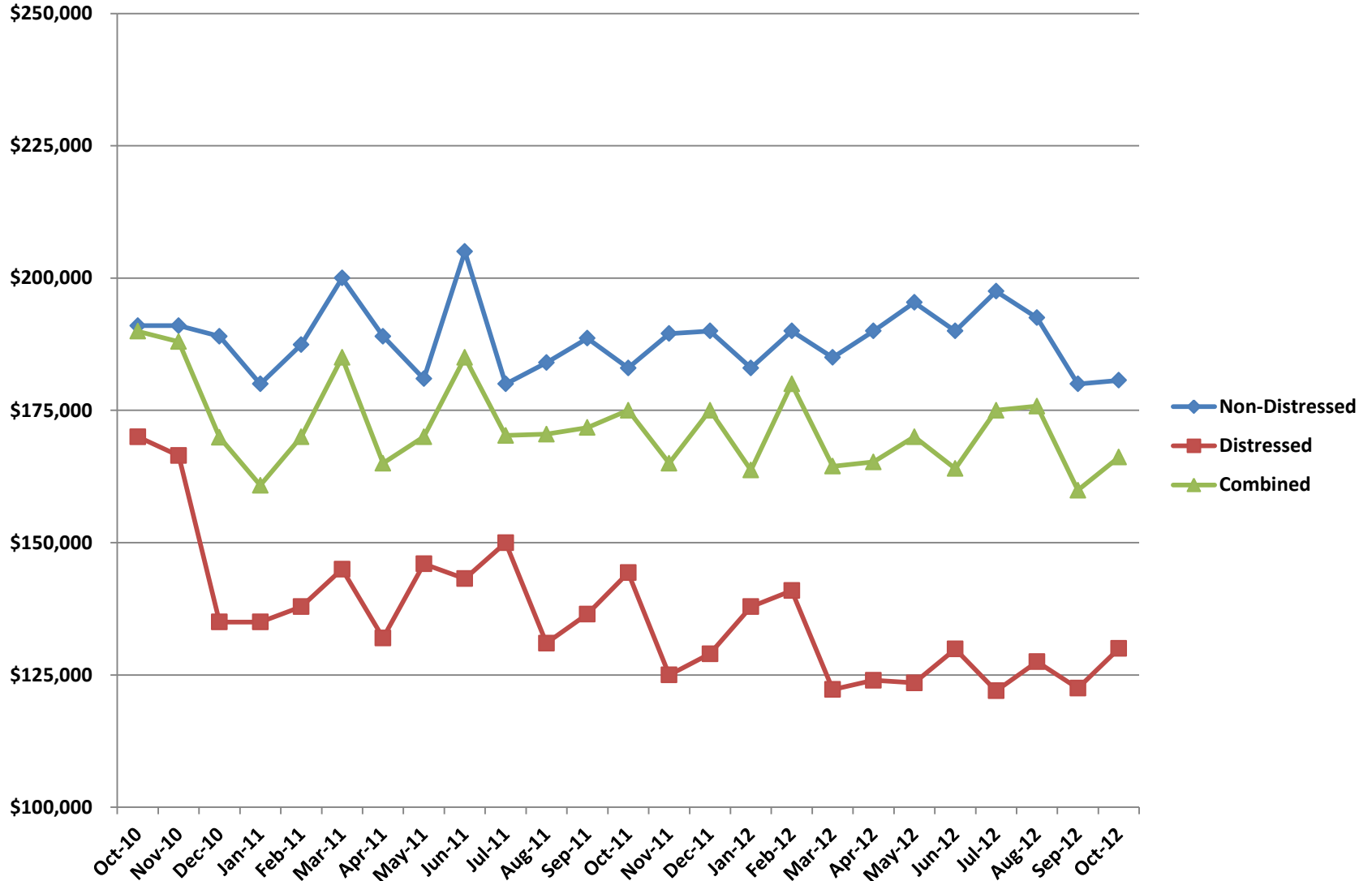
Year to Date



Historical Activity

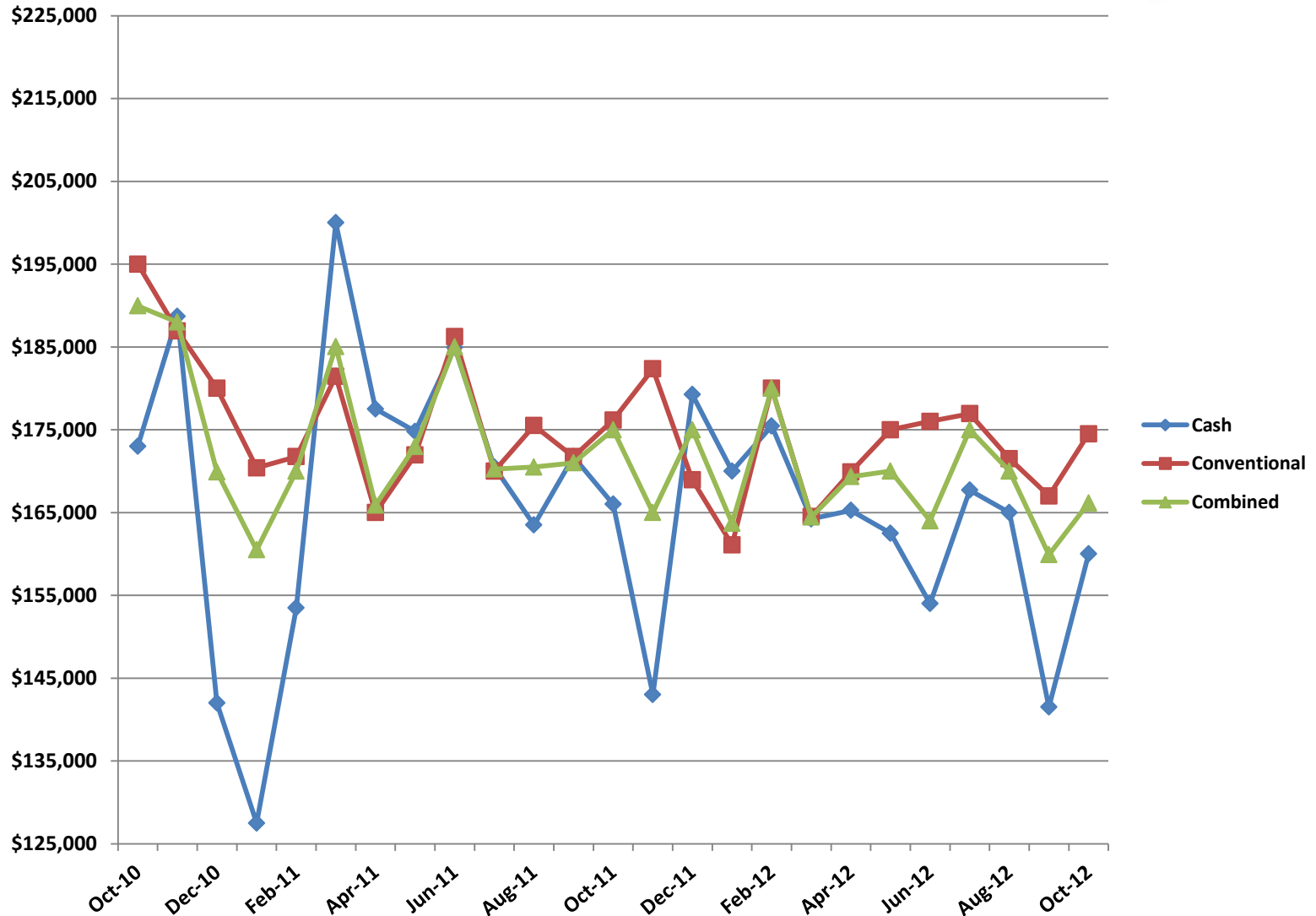


Median Sales Price – SFR Distressed & Non-Distressed



Research performed by SiteTech Systems

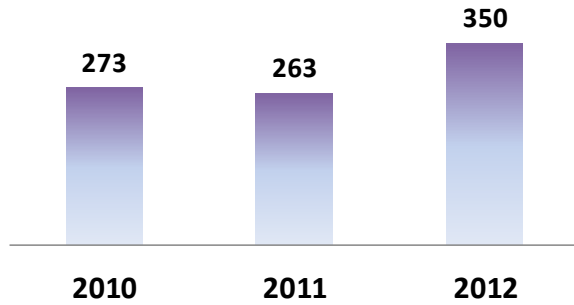
Median Sales Price – SFR Cash & Conventional Transactions



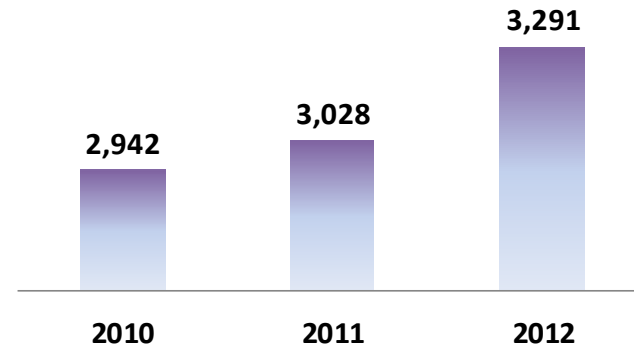
Closed Sales - Condo



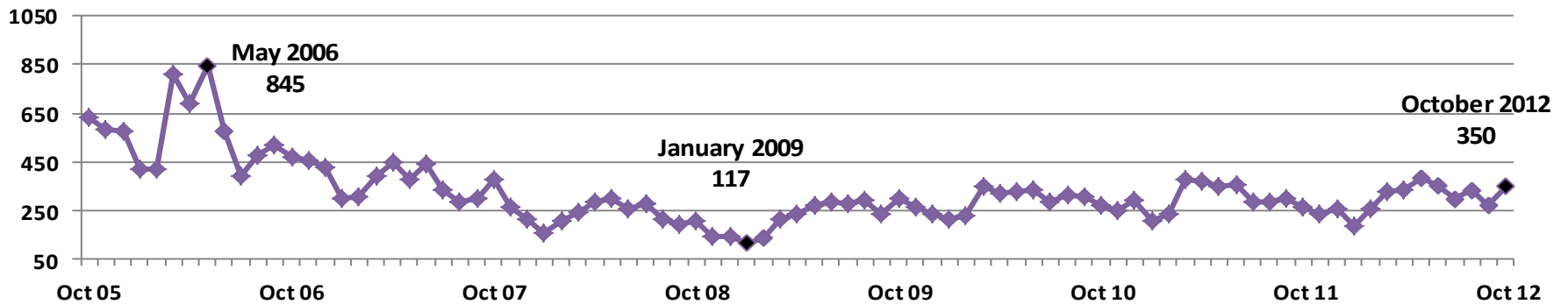
October



Year to Date

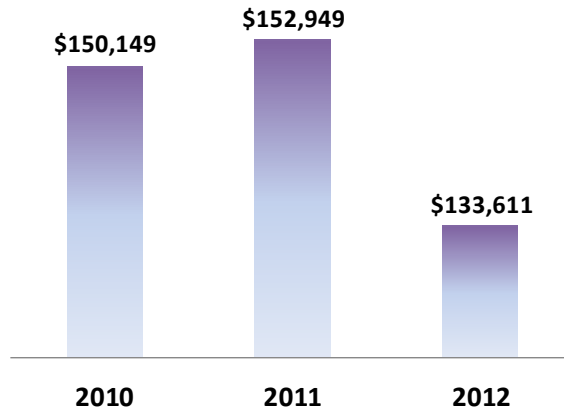


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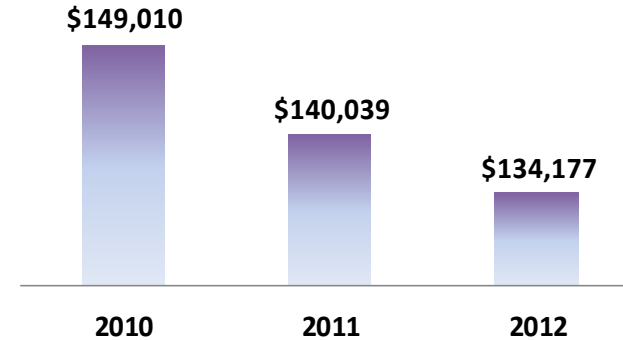


Average Sales Price - Condo

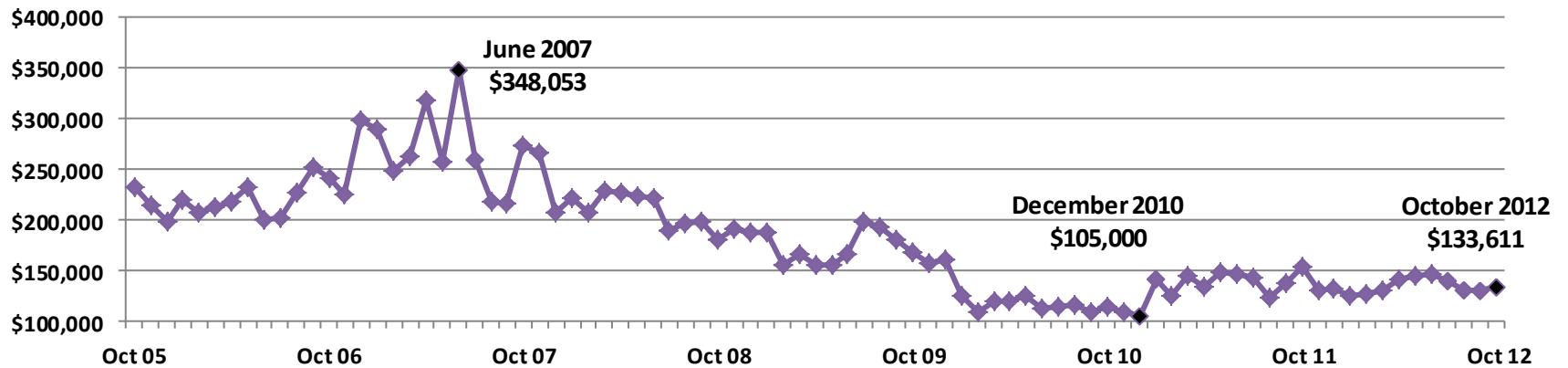
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Year to Date



Historical Activity

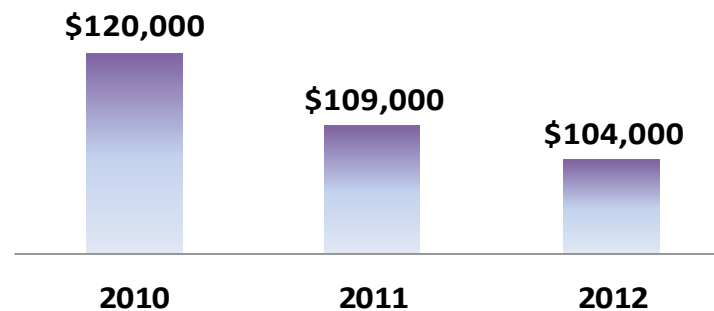
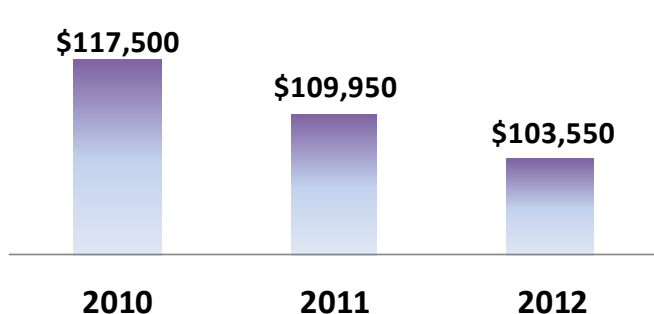


Median Sales Price - Condo

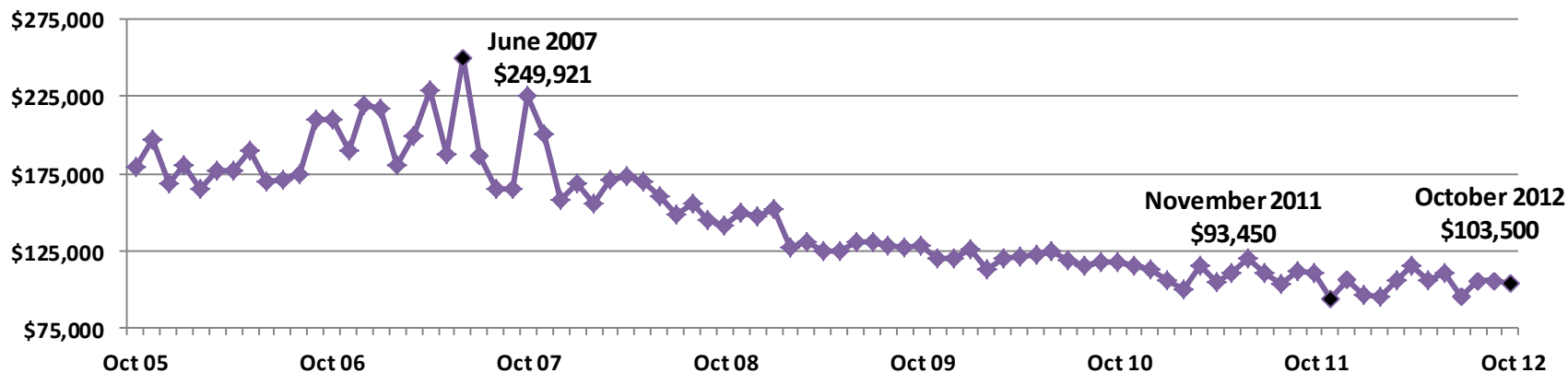


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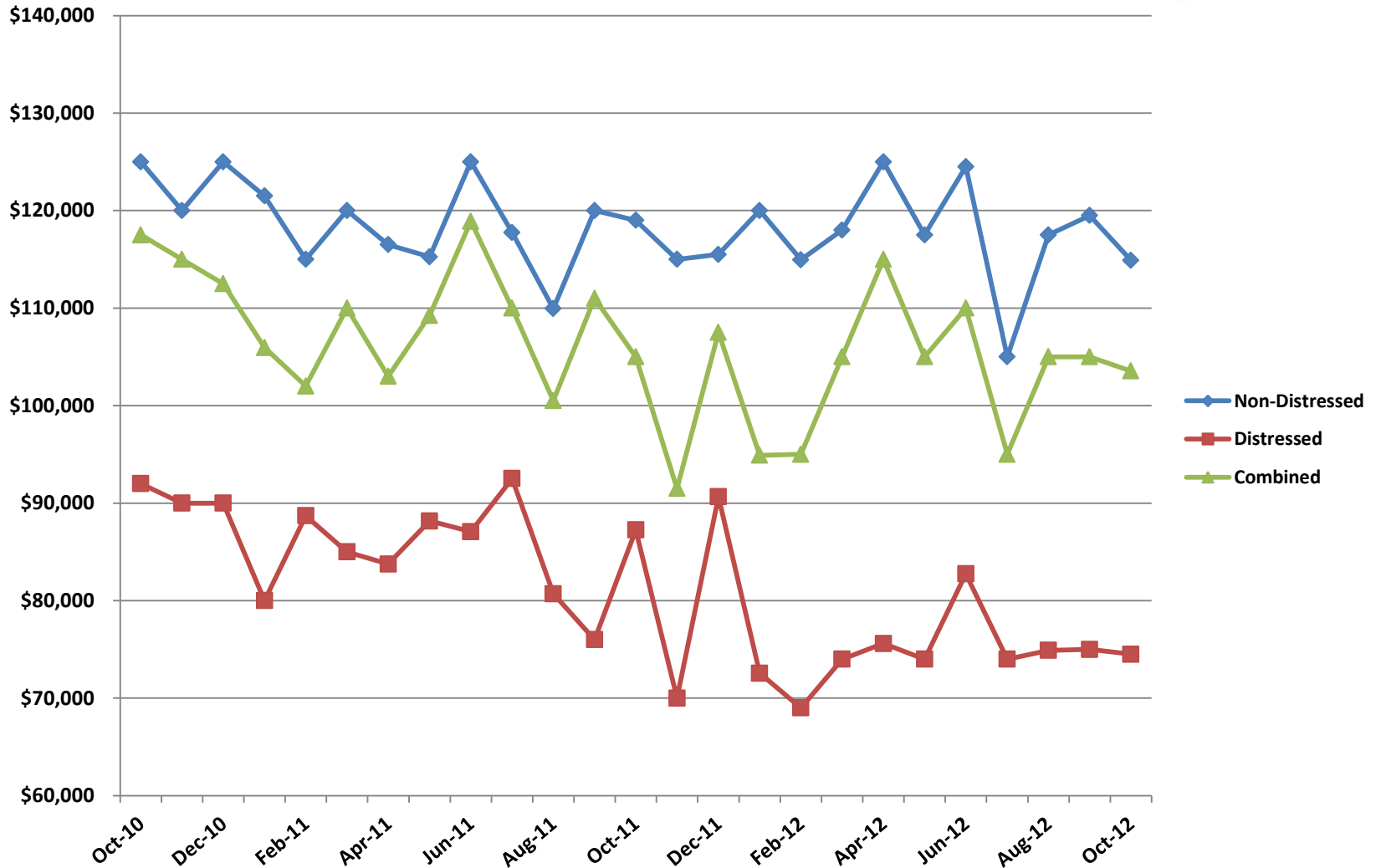
Year to Date



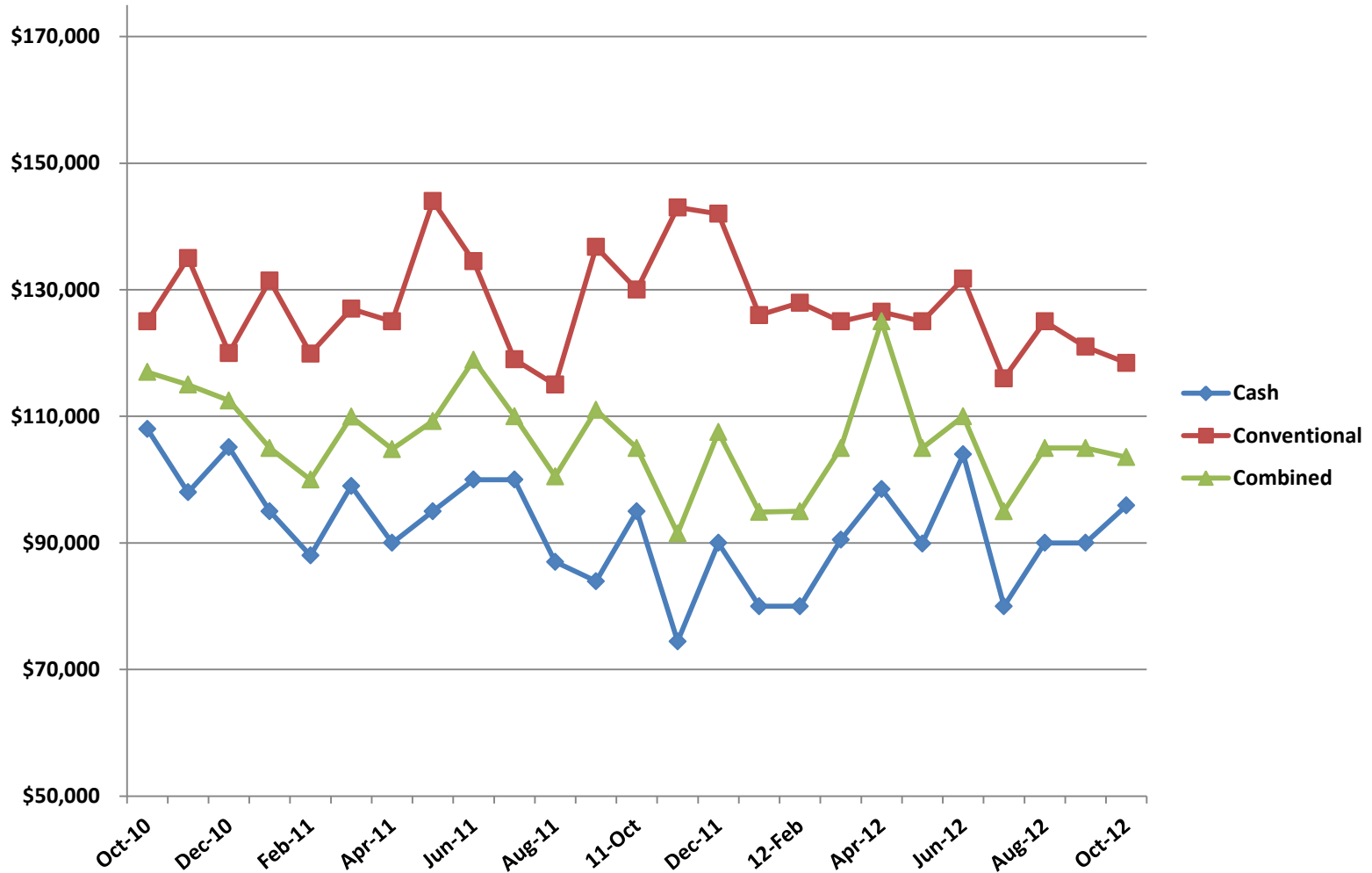
Historical Activity



Median Sales Price – Condo Distressed & Non-Distressed



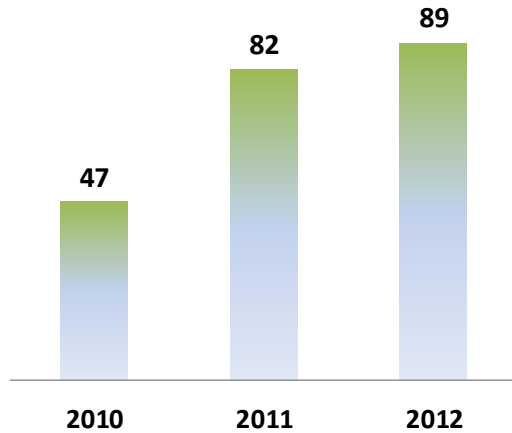
Median Sales Price – Condo Cash & Conventional Transactions



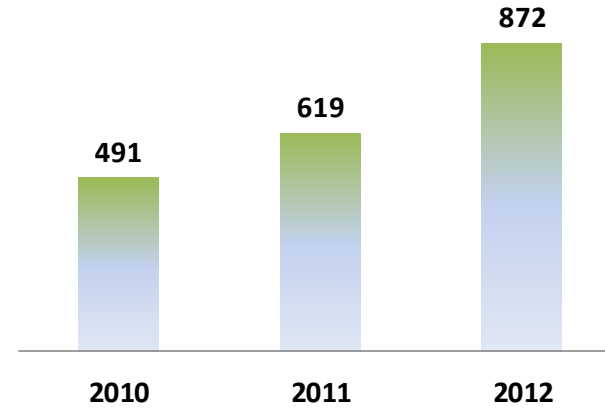
Closed Sales – Residential Lot



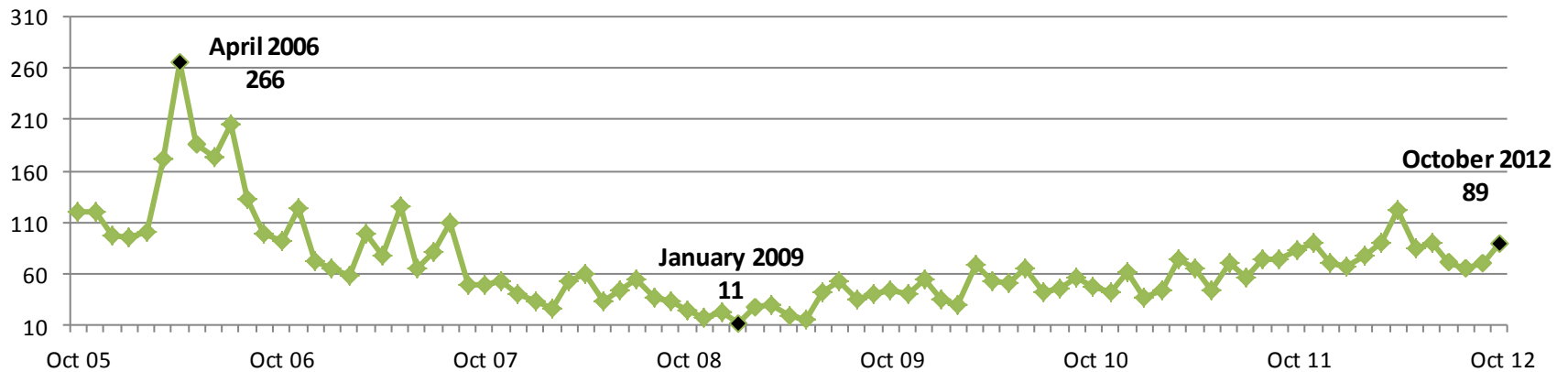
October



Year to Date



Historical Activity



Average Sales Price – Residential Lot

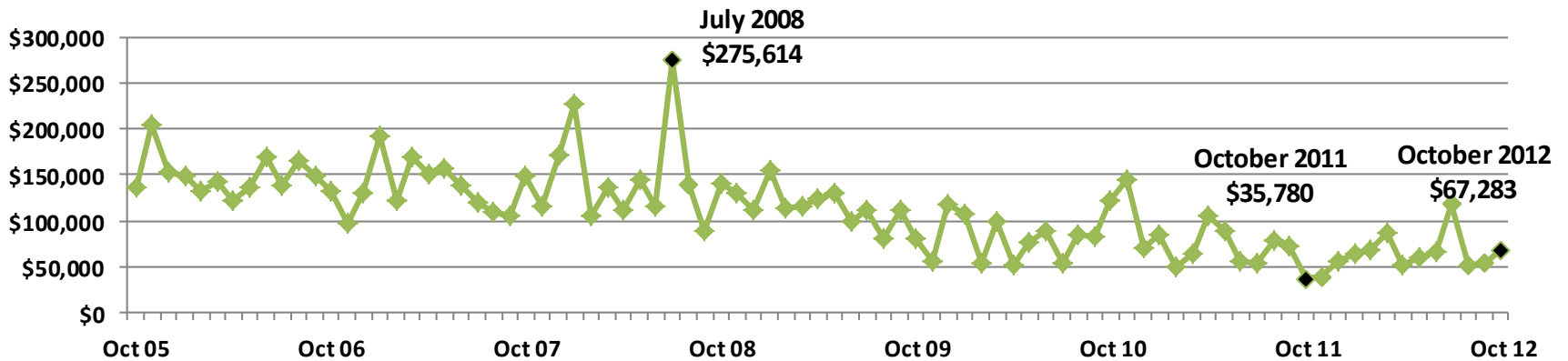


October

Year to Date

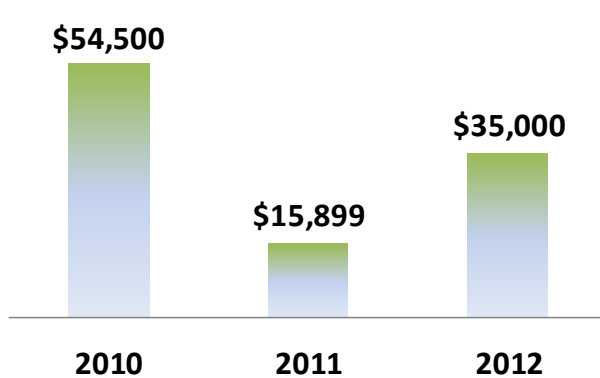


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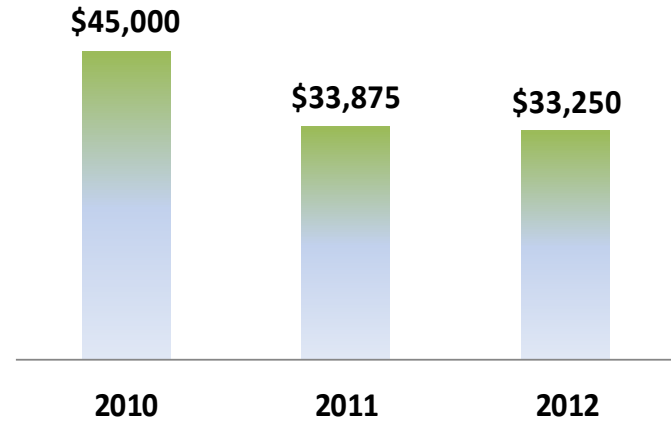


Median Sales Price – Residential Lot

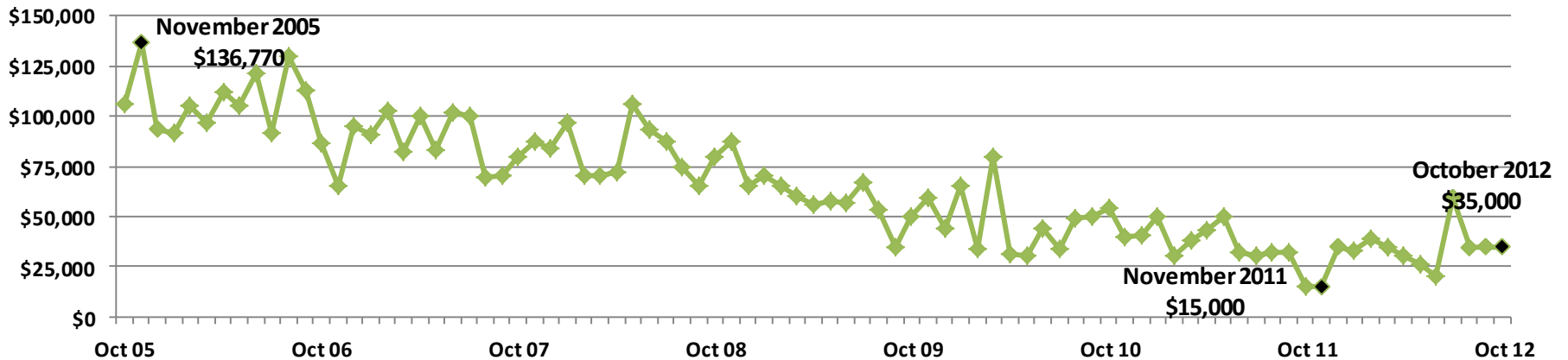
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Year to Date



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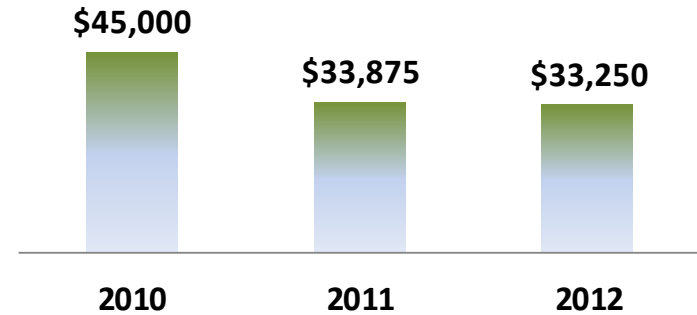
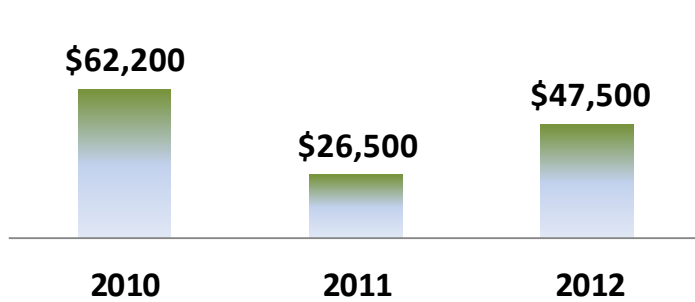


Median Sales Price – Res. Lot (Non-Distressed)

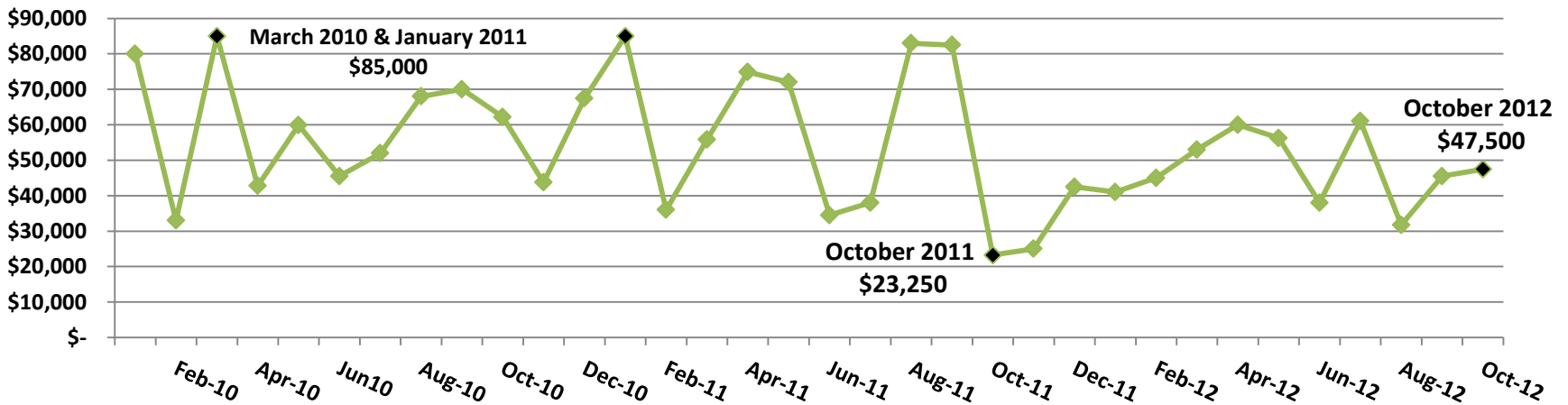


October

Year to Date



Historical Activity



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