



LANE & SMYTHE REAL ESTATE BROKERS

Facts and Figures for the Second Quarter of 2008 Downtown Housing Market

Data Collected by Ann Pope & Josie Irvin

Charleston Peninsula

2nd quarter 2008

- Total Sold Properties: 98
- Average listing price: \$825,417
- Average sold price: \$778,274
- On average, sellers received 94% of their asking price
- Average Days on Market: 163
- During this quarter, new listings reached 269 with an average listing price of \$966,154
- Average price per square foot sold: \$365

April 2007: 30 sold
2008: 36 sold
+20%

May 2007: 41 sold
2008: 35 sold
-14.63%

June 2007: 47 sold
2008: 27 sold
-42.55%

1st quarter 2008

- Total Sold: 63
- Average listing price: \$998,163
- Average sold price: \$915,652
- On average, sellers received 91% of their asking price
- Average days on the market: 134
- During this quarter, new listings reached 331 with an average listing price of \$932,083
- Average price per square foot: \$579

2nd quarter 2007

- Total sold: 118
- Average listing price: \$1,061,232
- Average sold price: \$1,001,963
- On average, sellers received 94% of their asking price
- Average days on market: 111
- During this quarter new listings reached 275 with an average listing price \$839,345
- Average price per square foot: \$1011

South of Broad

2nd quarter 2008

- Total sold: 15
- Average listing price: \$2,052,467
- Average sold price: \$1,949,667
- On average, sellers received 94% of their asking price
- Average days on market: 158
- During this quarter new listing reached 53 with an average listing price of \$2,102,057

-Average price per sq. ft
-2nd quarter 2008: 593
-1st quarter 2008: 510
-2nd quarter 2007: 534

-April 2007: 5 sold
2008: 3 sold
-40%

-May 2007: 14 sold
2008: 8 sold
-42.85%

-June 2007: 11 sold
2008: 4 sold
-63.63%