

# Local Market Update – August 2012

A RESEARCH TOOL PROVIDED BY THE WESTERN UPSTATE ASSOCIATION OF REALTORS®



## Lavonia

**- 66.7%**

Change in  
New Listings

**0.0%**

Change in  
Closed Sales

**- 0.1%**

Change in  
Median Sales Price

### August

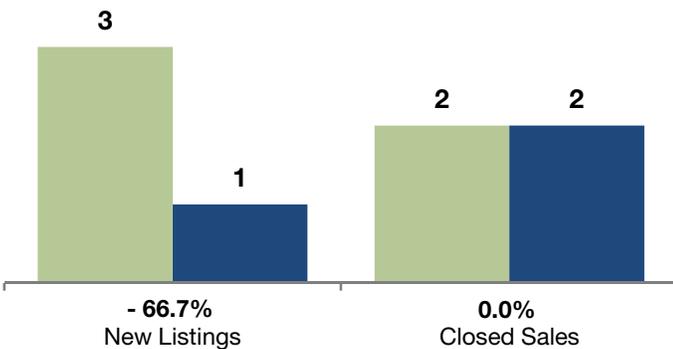
### Year to Date

	2011	2012	+ / -	2011	2012	+ / -
New Listings	3	1	- 66.7%	35	22	- 37.1%
Closed Sales	2	2	0.0%	8	9	+ 12.5%
Median Sales Price*	\$188,500	\$188,250	- 0.1%	\$192,750	\$246,500	+ 27.9%
Percent of List Price Received*	86.0%	97.0%	+ 12.8%	90.6%	94.5%	+ 4.2%
Days on Market Until Sale	92	60	- 34.4%	176	190	+ 7.6%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

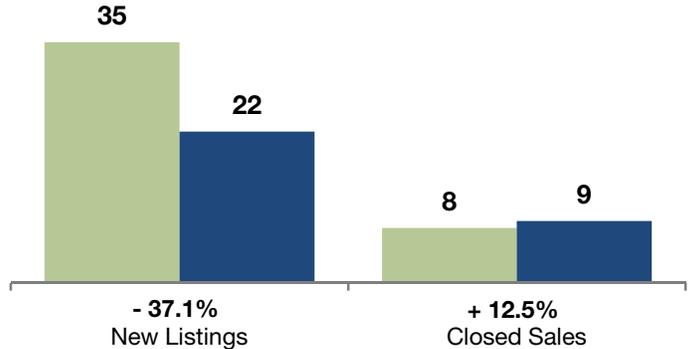
### August

■ 2011 ■ 2012



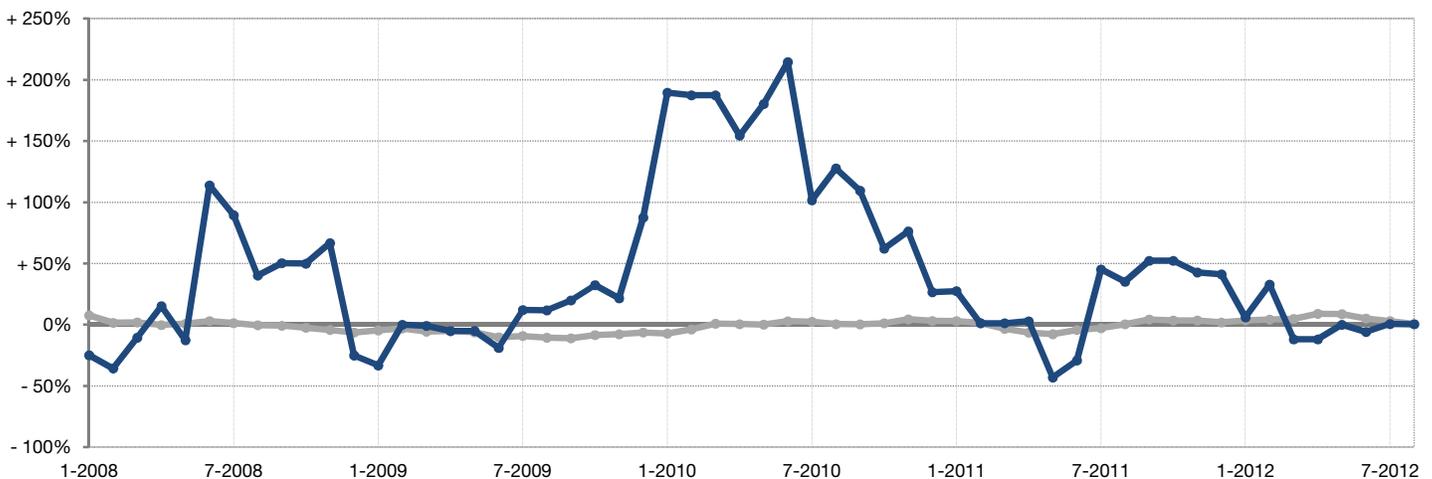
### Year to Date

■ 2011 ■ 2012



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*

All MLS — Lavonia —



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the Western Upstate Association of REALTORS® Multiple Listing Service. | Sponsored by South Carolina REALTORS®. | Powered by 10K Research and Marketing.