

# Local Market Update – August 2012

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



## Simpsonville

**0.0%**

Change in  
New Listings

**- 50.0%**

Change in  
Closed Sales

**- 53.7%**

Change in  
Median Sales Price

### August

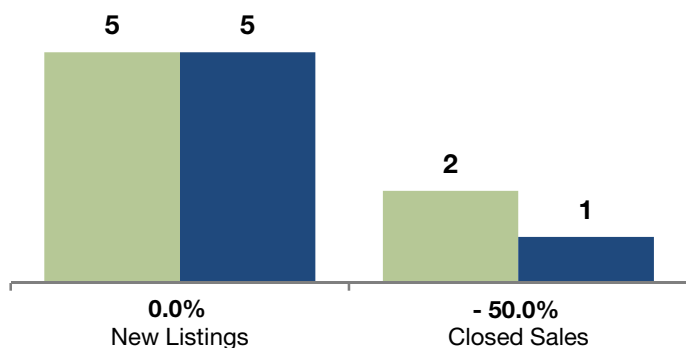
### Year to Date

	2011	2012	+ / -	2011	2012	+ / -
New Listings	5	5	0.0%	45	40	- 11.1%
Closed Sales	2	1	- 50.0%	18	11	- 38.9%
Median Sales Price*	\$194,250	<b>\$89,900</b>	- 53.7%	\$189,000	<b>\$135,000</b>	- 28.6%
Percent of List Price Received*	99.7%	<b>100.0%</b>	+ 0.3%	92.8%	<b>95.5%</b>	+ 2.9%
Days on Market Until Sale	102	<b>54</b>	- 47.1%	190	<b>106</b>	- 44.0%
Inventory of Homes for Sale	41	<b>36</b>	- 12.2%	--	--	--

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

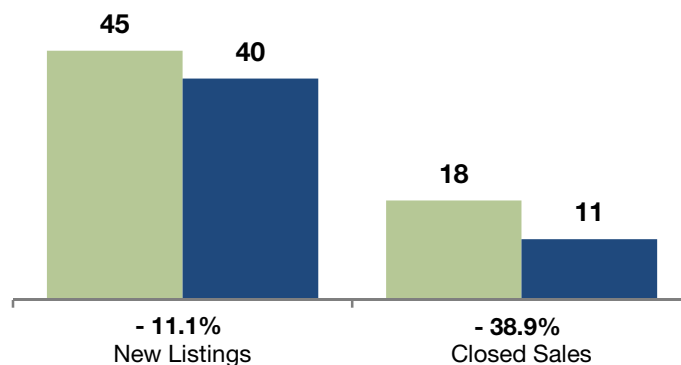
### August

■ 2011 ■ 2012



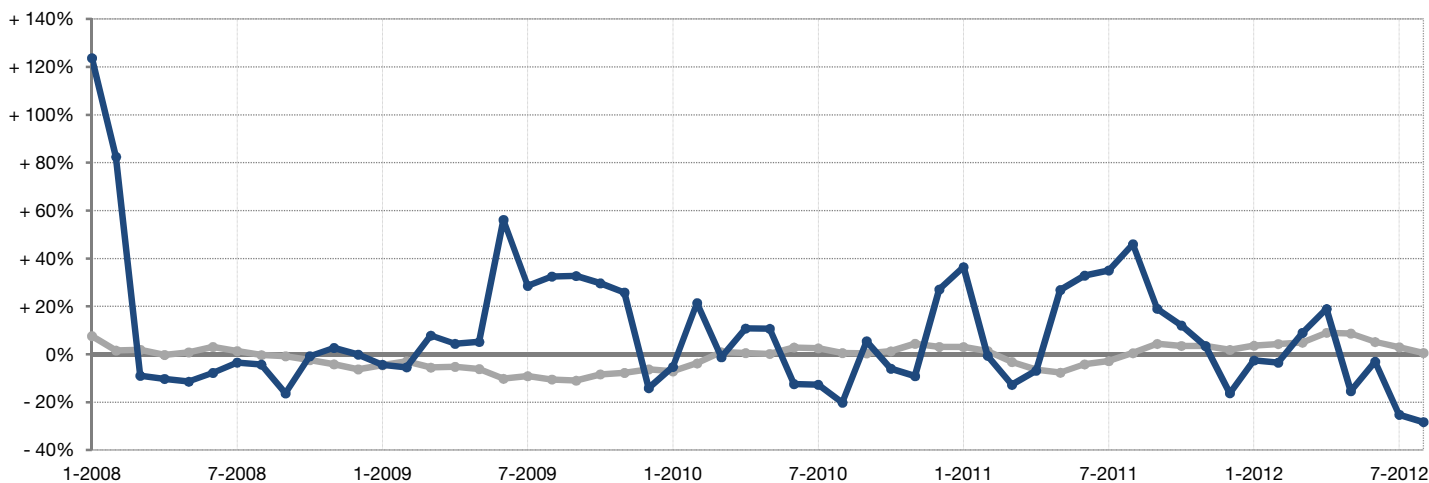
### Year to Date

■ 2011 ■ 2012



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

All MLS —  
Simpsonville —



\*\* 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.