



*Your*  
**Charleston Neighborhood Report**



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# Charleston Peninsula -

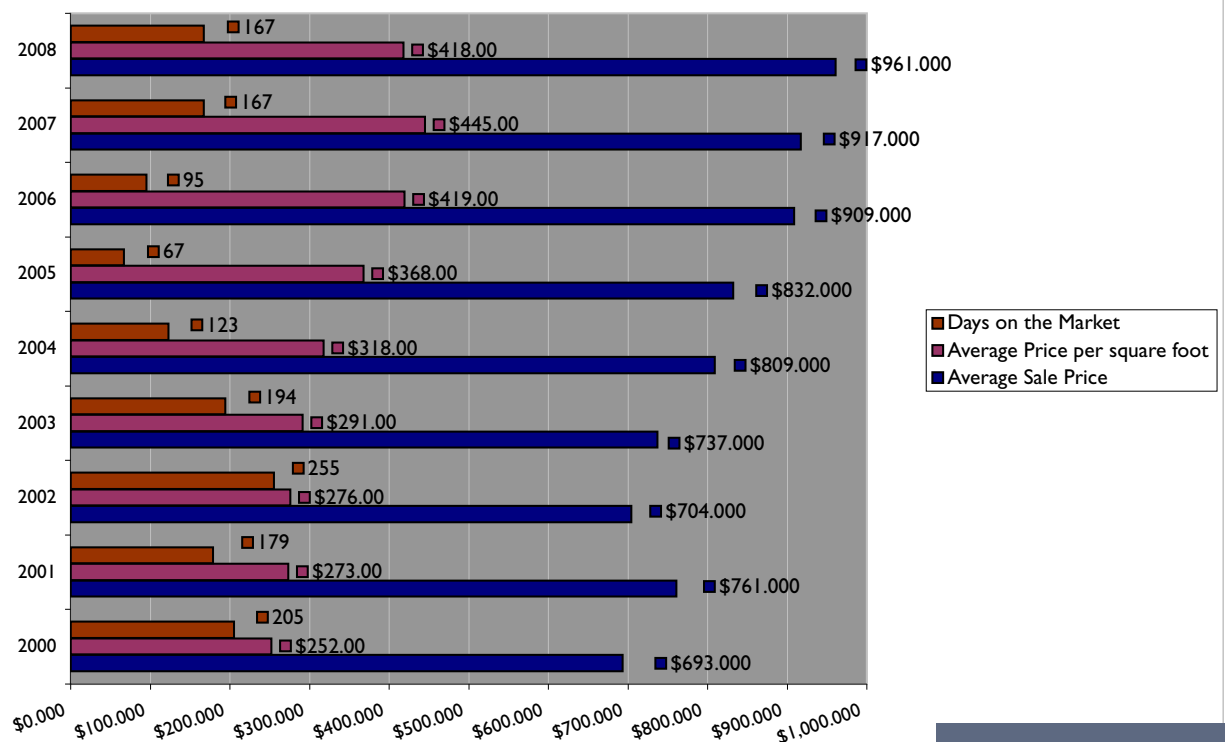
These statistics compare 2008 back to 2000 showing all sales in area 51 which is defined as the Charleston Peninsula inside of the Crosstown. The parameters only included residential sales that sold for \$300,000 and above. For perspective, we also included the average days on the market. While 2008 was a more difficult year than 2005 and 2006, the numbers still show that the average selling price of homes sold is high and continues to rise. While the average price per square foot has slightly declined, it is still significantly higher than one of our busiest real estate years - 2005. It is taking longer to sell homes on the market, and although time can test patience, homes are still selling at respectable increasing numbers. Please call us if you have any questions, or would like further statistics.

- Thank you.

Daniel Ravenel, Broker in Charge

Daniel Ravenel Sotheby's International Realty

## Charleston Peninsula Residential Statistics 2008 - 2000



	2000	2001	2002	2003	2004	2005	2006	2007	2008
Days on the Market	205	179	255	194	123	67	95	167	167
Average Price per square foot	252	273	276	291	318	368	419	445	418
Average Sale Price	693	761	704	737	809	832	909	917	961

Please note that all numbers are compiled from the Charleston Trident MLS as of January 20, 2009.



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# SOUTH OF BROAD



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Neighborhood Reports 2008

TOTAL NUMBER HOMES sold in your neighborhood

	Single Family Sales	Condo Sales	Multi-Family & B&B	All Category Residences	Average Days on Market*
2000	78	12	3	93	173
2001	68	19	2	89	184
2002	65	29	3	97	293
2003	79	43	8	130	206
2004	105	47	5	157	134
2005	99	30	3	132	89
2006	74	18	0	92	128
2007	62	14	0	81	122
2008	32	14	0	51	187

CONDO - Statistics for all Condominium Sales

Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
159K	895,000	499K	286
222K	1.050M	513K	317
135K	1.995M	651K	375
265K	2.850M	839K	419
249K	1.300M	567K	375
245K	2.150M	518K	382
350K	3.042M	907K	546
490K	1.890M	967K	616
445K	3.35M	1.2M	605

## Statistics for all Residential Sales\*\*

	Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
2000	159K	2.35M	885K	311
2001	222K	4.1M	954K	323
2002	135K	2.62M	934K	341
2003	265K	5.12M	1.00M	367
2004	249K	4.3M	1.110M	387
2005	325K	3.5M	1.233M	474
2006	350K	6.1M	1.582M	536
2007	500K	7.2M	1.949M	556
2008	770K	4.8M	2.01M	551

## Statistics Based on Number of Bedrooms

Average Sale Price / Average Sold Price per sqft.				
1 BR	2 BR	3 BR	4 BR	5 BR
359K / 501	513K / 315	803K / 302	1.069M / 295	1.39M / 275
324K / 322	490k / 318	856K / 336	1.051M / 315	1.58M / 300
379K / 341	693 / 379	693K / 379	693K / 379	800K / 178
537K / 361	681K / 384	1.079M / 388	1.14M / 189	1.59M / 271
407K / 377	636K / 393	1.04M / 389	1.42M / 384	1.73M / 346
488K / 560	749K / 506	1.21M / 468	1.55M / 425	2.18M / 446
586K / 665	605K / 686	1.13M / 590	1.46M / 513	2.33M / 441
656K / 700	995K / 591	1.15M / 557	2.08M / 553	3.21M / 549
673K / 545	1.13M / 616	1.48M / 559	1.9 M / 517	2.99M / 553

\* For Single Family homes only \*\* Not Including Multi-Family

# FRENCH QUARTER



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Neighborhood Reports 2008

TOTAL NUMBER HOMES sold in your neighborhood

	Single Family Sales	Condo Sales	Multi-Family & B&B	All Category Residences	Average Days on Market*
2000	1	3	0	4	67
2001	6	1	0	7	128
2002	5	3	1	9	193
2003	4	2	1	7	297
2004	9	9	0	18	165
2005	9	31	0	40	127
2006	2	14	0	16	82
2007	2	12	-	15	180
2008	2	9	0	13	25

CONDO - Statistics for all Condominium Sales

Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
225K	405K	317K	230
250K	250K	250K	352
235K	469K	359K	268
263K	650K	457K	414
242K	1.75M	703K	473
229K	2.150M	993K	705
252K	2.70M	957K	710
374K	2.1M	903K	753
465K	2.7M	1.24M	697

## Statistics for all Residential Sales\*\*

	Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
2000	785K	785K	785K	281
2001	480K	1.12M	782K	328
2002	317K	1.25M	753K	287
2003	640K	1.2M	923K	355
2004	630K	1.64M	1.154M	349
2005	410K	2.15M	1.219M	471
2006	995K	2.275M	1.635M	557
2007	1.140M	1.7M	1.42M	498
2008	2.05M	2.42M	2.23M	967

## Statistics Based on Number of Bedrooms

Average Sale Price / Average Sold Price per sqft.				
1 BR	2 BR	3 BR	4 BR	5 BR
225K / 205	363K / 242	785K / 281	-	-
250K / 352	593k / 342	1.03M / 355	724K / 286	-
235K / 302	431 / 265	-	-	800K / 178
457K / 414	946K / 477	920K / 298	-	750K / 188
357K / 416	1.21M / 492	1.13M / 378	1.22M / 323	1.64M / 399
338K / 682	1.46M / 670	1.92M / 600	1.72M / 437	-
659K / 703	1.39M / 729	2.09M / 559	-	-
539K / 749	1.29 / 713	1.65M / 574	-	-
533K / 739	1.02M / 619	2.06M / 599	-	-

\* For Single Family homes only \*\* Not Including Multi-Family

# ANSONBOROUGH



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Neighborhood Reports 2008

TOTAL NUMBER HOMES sold in your neighborhood

	Single Family Sales	Condo Sales	Multi-Family & B&B	All Category Residences	Average Days on Market*
2000	18	9	2	29	136
2001	4	6	1	11	160
2002	17	5	1	23	159
2003	18	4	1	23	189
2004	16	9	1	26	205
2005	16	7	0	23	119
2006	7	15	1	23	75
2007	8	11	0	19	119
2008	4	6	0	10	214

CONDO - Statistics for all Condominium Sales

Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
207K	324K	469K	226
168K	620K	318K	214
180K	276K	239K	240
260K	260K	260K	294
205K	365K	261K	306
425K	1.29M	871K	384
225K	451K	733K	490
250K	1.63M	634K	493
285K	1.85M	886K	491

## Statistics for all Residential Sales\*\*

	Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
2000	285K	1.15M	625K	244
2001	405K	850K	554K	228
2002	325K	1.3M	713K	270
2003	479K	1.5M	919K	277
2004	432K	1.7M	937K	315
2005	575K	2.1M	1.25M	435
2006	449K	2M	1.41M	366
2007	525K	2.3M	1.44M	525
2008	745K	2.7M	1.46M	392

## Statistics Based on Number of Bedrooms

Average Sale Price / Average Sold Price per sq/ft.				
1 BR	2 BR	3 BR	4 BR	5 BR
239K / 467	410K / 238	518K / 235	822K / 255	476K / 212
218K / 226	385K / 263	497K / 189	820K / 250	1.1M / 331
220K / 243	428 / 274	628K / 257	1.24M / 281	1.0M / 241
260K / 325	380K / 270	729K / 295	816K / 267	1.2M / 254
261K / 306	543K / 429	721K / 314	1.143M / 307	1.26M / 302
425K / 438	803K / 420	1.06M / 602	1.6M / 381	1.6M / 262
340K / 525	594K / 439	1.23M / 430	1.5M / 410	1.14M / 230
383K / 534	687K / 451	986K / 450	1.9M / 415	1.7M / 355
285K / 356	948K / 500	-	2.7M / 413	1.5M / 248

\* For Single Family homes only \*\* Not Including Multi-Family

# MAZYCK - WRAGBOROUGH



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Neighborhood Reports 2008

TOTAL NUMBER HOMES sold in your neighborhood

	Single Family Sales	Condo Sales	Multi-Family & B&B	All Category Residences	Average Days on Market*
2000	12	1	2	15	249
2001	7	0	1	8	153
2002	3	0	0	3	106
2003	6	0	3	9	76
2004	8	0	3	12	105
2005	14	5	2	21	97
2006	7	6	5	18	138
2007	0	2	0	2	142
2008	3	2	-	5	203

CONDO - Statistics for all Condominium Sales

Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
298K	298K	298K	192
-	-	-	-
-	-	-	-
-	-	-	-
335K	511K	439K	239
189K	599K	361K	407
225K	312K	266K	402
275K	550K	412K	415

## Statistics for all Residential Sales\*\*

	Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
2000	54K	600K	336K	146
2001	270K	435M	365K	165
2002	450K	1.5M	968K	241
2003	295K	605K	470K	184
2004	336K	728K	562K	208
2005	435K	1.325M	705K	264
2006	390K	1.48M	762K	270
2007	440K	1.39M	852K	310
2008	420K	870K	631K	244

## Statistics Based on Number of Bedrooms

Average Sale Price / Average Sold Price per sq/ft.				
1 BR	2 BR	3 BR	4 BR	5 BR
-	280K / 155	294K / 152	241K / 102	485K / 143
-	-	309K / 145	294K / 128	-
-	470K / 243	-	495K / 233	1.29M / 246
-	-	484K / 216	-	434K / 124
-	-	612K / 272	449K / 175	-
-	549K / 277	538K / 264	778K / 249	703K / 227
276K / 427	390K / 243	696K / 319	1.01M / 276	781K / 230
325K / 519	505K / 330	750K / 405	1.30M / 284	920K / 180
275K / 441	550K / 389	603K / 291	870K / 292	420K / 150

\* For Single Family homes only \*\* Not Including Multi-Family

# HARLESTON VILLAGE



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Neighborhood Reports 2008

TOTAL NUMBER HOMES sold in your neighborhood

	Single Family Sales	Condo Sales	Multi-Family & B&B	All Category Residences	Average Days on Market*
2000	49	11	5	65	159
2001	35	12	5	52	155
2002	49	27	8	84	180
2003	52	20	5	77	174
2004	70	30	11	111	141
2005	75	25	4	104	76
2006	41	12	7	104	81
2007	33	25	1	66	127
2008	9	7	1	21	

CONDO - Statistics for all Condominium Sales

Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
135K	475K	251K	241
106K	329K	253K	265
120K	401K	269K	251
160K	595K	306K	234
115K	560K	304K	315
245K	2.15M	518K	382
225K	850K	448K	382
207K	1.125M	506K	462
195K	662K	418K	416

## Statistics for all Residential Sales\*\*

	Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
2000	152K	2.1M	485K	195
2001	252K	2.195M	472K	196
2002	200K	1.3M	461K	195
2003	282K	1.26M	470K	228
2004	240K	3.5M	595K	261
2005	331K	4.3M	793K	327
2006	366K	1.99M	793K	327
2007	520K	1.95M	918K	380
2008	610K	4.8M	1.658M	390

## Statistics Based on Number of Bedrooms

Average Sale Price / Average Sold Price per sq/ft.				
1 BR	2 BR	3 BR	4 BR	5 BR
180K / 237	307K / 233	361K / 195	778K / 200	436K / 149
205K / 275	306K / 267	365K / 196	482K / 183	521K / 161
246K / 247	306K / 240	400K / 214	552K / 163	601K / 198
247K / 197	362K / 264	459K / 219	526K / 189	686K / 219
225K / 337	309K / 312	445K / 247	723K / 226	1.23M / 217
388K / 476	541K / 394	625K / 325	784K / 281	1.01M / 288
286K / 488	587K / 424	734K / 377	975K / 331	1.1M / 288
382K / 498	632K / 442	799K / 404	1.06M / 337	995K / 279
325K / 529	430K / 333	645K / 351	1.32M / 388	2.135M / 319

\* For Single Family homes only \*\* Not Including Multi-Family

# RADCLIFFBOROUGH



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TOTAL NUMBER HOMES sold in your neighborhood

	Single Family Sales	Condo Sales	Multi-Family & B&B	All Category Residences	Average Days on Market*
2000	14	6	3	23	150
2001	19	3	2	24	123
2002	22	7	1	30	152
2003	29	15	4	48	153
2004	18	14	4	37	43
2005	59	9	1	70	146
2006	28	14	4	46	76
2007	14	8	1	26	99
2008	3	2	0	5	23

CONDO - Statistics for all Condominium Sales

Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
206K	298K	260K	203
172K	275K	218K	176
99K	340K	211K	195
155K	525K	300K	228
245K	2.15M	518K	382
210K	659K	380K	300
160K	659K	405K	340
250K	500K	365K	381
396K	467M	431K	353

## Statistics for all Residential Sales\*\*

	Low Price Sale	High Price Sale	Average Price Sale	Avg. Price Sold per sqft
2000	197K	359K	283K	170
2001	113K	650M	332K	186
2002	210K	975K	934K	341
2003	265K	5.12M	344K	194
2004	182K	557K	377K	218
2005	140K	1.325M	484K	292
2006	210K	1.350M	615K	333
2007	385K	886K	550K	363
2008	440K	1.9M	942K	401

## Statistics Based on Number of Bedrooms

Average Sale Price / Average Sold Price per sqft.				
1 BR	2 BR	3 BR	4 BR	5 BR
-	248K / 193	269K / 177	210K / 88	531K / 93
-	298K / 234	294K / 176	-	484K / 147
-	240K / 212	298K / 187	392K / 181	688K / 125
189K / 207	277K / 225	354K / 212	490K / 175	428K / 138
332K / 246	275K / 226	399K / 228	312K / 162	499K / 185
402K / 371	338K / 304	441K / 296	551K / 240	1.03M / 245
326K / 328	455K / 385	586K / 350	579K / 275	778K / 278
322K / 604	437K / 376	531K / 367	552K / 304	885K / 340
-	441 / 430	454 / 294	1.9M / 459	865K / 298

\* For Single Family homes only \*\* Not Including Multi-Family