

Lake Murray Market Analysis

All of Lake Murray	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 (thru Aug.)
Number closed	168	148	149	122	89	110	125	144	179	193	209	157
Change - # closed	26.6%	-11.9%	0.7%	-18.1%	-27.0%	23.6%	13.6%	15.2%	24.3%	7.8%	8.3%	
Average Closed Sales Price	\$459,095	\$546,099	\$526,643	\$515,480	\$506,838	\$450,761	\$471,295	\$448,163	\$489,070	\$467,436	\$482,978	\$574,032
Change - Average Price	1.8%	19.0%	-3.6%	-2.1%	-1.7%	-11.1%	4.6%	-4.9%	9.1%	-4.4%	3.3%	
Average Size - sq. ft.	2823	2946	2716	2809	2935	2851	3109	2848	2959	2896	2870	3330
Avg. \$ per square foot	\$ 162.62	\$ 185.35	\$ 193.88	\$ 183.54	\$ 172.67	\$ 158.13	\$ 151.58	\$ 157.35	\$ 165.27	\$ 161.38	\$ 168.30	\$ 173.95
Change - Avg. \$ per square foot	5.2%	14.0%	4.6%	-5.3%	-5.9%	-8.4%	-4.1%	3.8%	5.0%	-2.4%	4.3%	
Sold \$1million or more	4	11	8	5	4	4	5	3	7	7	10	14
Avg. Days on Market	123	123	122	153	186	221	246	231	203	183	159	161

Chapin & Lexington areas only (MLS 20,23)

Number closed	125	118	106	98	74	81	95	104	147	145	159	124
Average Price	\$509,990	\$600,250	\$591,227	\$564,352	\$544,463	\$499,143	\$513,592	\$503,716	\$516,245	\$523,057	\$531,286	\$628,838
Average Size	3026	3146	2928	3005	3095	3100	3362	3113	3058	3137	3045	3,520
Avg. \$ per square foot	168.54	\$ 190.77	\$ 201.89	\$ 187.78	\$ 175.93	\$ 161.03	\$ 152.77	\$ 161.81	\$ 168.80	\$ 166.73	\$ 174.48	\$ 178.65
DOM	156	148	121	123	178	208	245	221	209	170	153	164
>\$1Million	4	11	7	5	4	4	5	3	7	7	10	14

Market Analysis by:

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Home closings criteria for analysis:

Waterfront on Lake Murray with minimum 75 feet; single family with minimum 1200 square feet; minimum price \$150,000.

For DOM, 25% added for expireds and withdrawn listings that ultimately sell.



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