

# Local Market Update – July 2017

A Research Tool Provided by the Charleston Trident Association of REALTORS®



## West Ashley Area

Areas 11 & 12

Single-Family Detached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	136	<b>146</b>	+ 7.4%	1,132	<b>1,098</b>	- 3.0%
Closed Sales	139	<b>141</b>	+ 1.4%	860	<b>847</b>	- 1.5%
Median Sales Price*	\$300,000	<b>\$290,000</b>	- 3.3%	\$275,000	<b>\$292,000</b>	+ 6.2%
Average Sales Price*	\$302,974	<b>\$303,281</b>	+ 0.1%	\$290,795	<b>\$316,066</b>	+ 8.7%
Percent of Original List Price Received*	96.6%	<b>97.3%</b>	+ 0.7%	96.7%	<b>96.8%</b>	+ 0.1%
Days on Market Until Sale	44	<b>25</b>	- 43.2%	38	<b>33</b>	- 13.2%
Inventory of Homes for Sale	308	<b>259</b>	- 15.9%	--	--	--

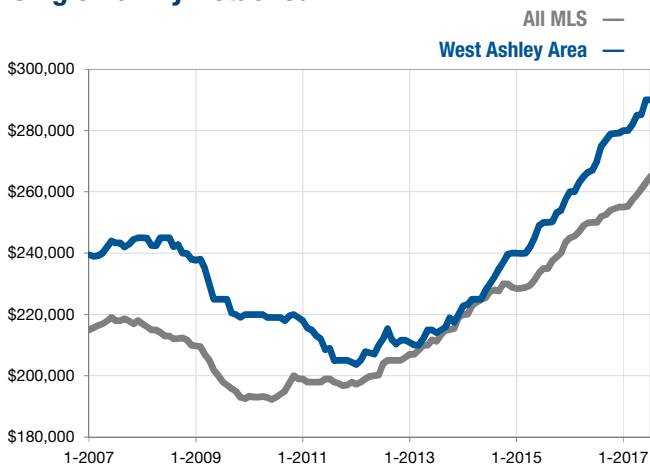
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
<b>Key Metrics</b>						
New Listings	56	<b>52</b>	- 7.1%	342	<b>344</b>	+ 0.6%
Closed Sales	44	<b>56</b>	+ 27.3%	228	<b>306</b>	+ 34.2%
Median Sales Price*	\$176,750	<b>\$186,700</b>	+ 5.6%	\$173,000	<b>\$180,000</b>	+ 4.0%
Average Sales Price*	\$169,580	<b>\$182,995</b>	+ 7.9%	\$178,854	<b>\$180,756</b>	+ 1.1%
Percent of Original List Price Received*	96.8%	<b>98.6%</b>	+ 1.9%	96.9%	<b>97.7%</b>	+ 0.8%
Days on Market Until Sale	50	<b>17</b>	- 66.0%	49	<b>37</b>	- 24.5%
Inventory of Homes for Sale	93	<b>55</b>	- 40.9%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

