

Local Market Update – December 2018

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	83	58	- 30.1%	1,753	1,743	- 0.6%
Closed Sales	110	78	- 29.1%	1,399	1,344	- 3.9%
Median Sales Price*	\$289,833	\$307,450	+ 6.1%	\$290,538	\$309,000	+ 6.4%
Average Sales Price*	\$314,750	\$362,352	+ 15.1%	\$314,924	\$345,046	+ 9.6%
Percent of Original List Price Received*	95.7%	94.4%	- 1.4%	96.6%	96.3%	- 0.3%
Days on Market Until Sale	50	52	+ 4.0%	36	39	+ 8.3%
Inventory of Homes for Sale	289	283	- 2.1%	--	--	--

* 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.

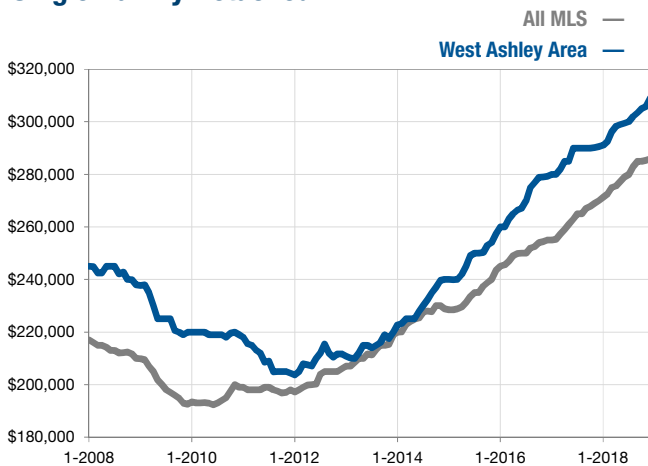
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	34	26	- 23.5%	526	516	- 1.9%
Closed Sales	37	24	- 35.1%	472	429	- 9.1%
Median Sales Price*	\$153,900	\$198,750	+ 29.1%	\$180,000	\$185,000	+ 2.8%
Average Sales Price*	\$170,075	\$200,409	+ 17.8%	\$182,600	\$185,561	+ 1.6%
Percent of Original List Price Received*	98.4%	97.2%	- 1.2%	97.8%	97.4%	- 0.4%
Days on Market Until Sale	29	40	+ 37.9%	34	37	+ 8.8%
Inventory of Homes for Sale	70	84	+ 20.0%	--	--	--

* 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

