

# Local Market Update – May 2019

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



## West Ashley Area

Areas 11 & 12

### Single-Family Detached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	182	<b>186</b>	+ 2.2%	834	<b>829</b>	- 0.6%
Closed Sales	165	<b>135</b>	- 18.2%	598	<b>528</b>	- 11.7%
Median Sales Price*	\$306,230	<b>\$315,000</b>	+ 2.9%	\$310,000	<b>\$312,500</b>	+ 0.8%
Average Sales Price*	\$355,784	<b>\$340,152</b>	- 4.4%	\$342,776	<b>\$346,104</b>	+ 1.0%
Percent of Original List Price Received*	98.0%	<b>95.5%</b>	- 2.6%	97.0%	<b>95.5%</b>	- 1.5%
Days on Market Until Sale	32	<b>41</b>	+ 28.1%	41	<b>50</b>	+ 22.0%
Inventory of Homes for Sale	323	<b>347</b>	+ 7.4%	--	--	--

\* 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.

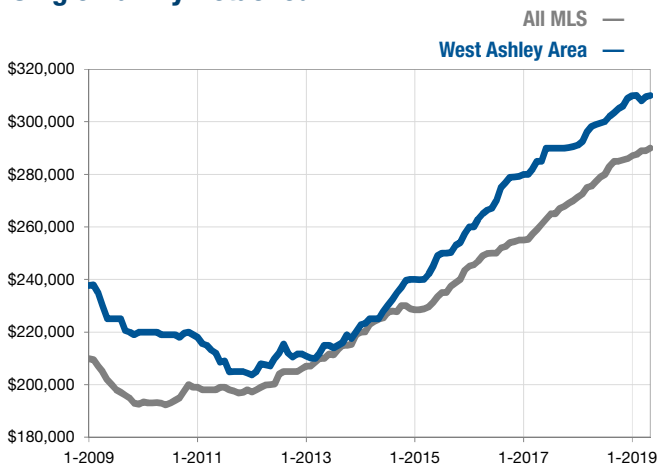
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	46	<b>49</b>	+ 6.5%	220	<b>279</b>	+ 26.8%
Closed Sales	42	<b>60</b>	+ 42.9%	181	<b>194</b>	+ 7.2%
Median Sales Price*	\$181,875	<b>\$195,000</b>	+ 7.2%	\$185,000	<b>\$214,500</b>	+ 15.9%
Average Sales Price*	\$192,589	<b>\$201,920</b>	+ 4.8%	\$187,028	<b>\$208,844</b>	+ 11.7%
Percent of Original List Price Received*	97.6%	<b>98.1%</b>	+ 0.5%	97.6%	<b>97.3%</b>	- 0.3%
Days on Market Until Sale	32	<b>41</b>	+ 28.1%	39	<b>45</b>	+ 15.4%
Inventory of Homes for Sale	65	<b>107</b>	+ 64.6%	--	--	--

\* 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

