

Local Market Update – July 2019

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	118	177	+ 50.0%	1,144	1,168	+ 2.1%
Closed Sales	131	133	+ 1.5%	885	786	- 11.2%
Median Sales Price*	\$315,000	\$315,000	0.0%	\$310,835	\$315,000	+ 1.3%
Average Sales Price*	\$336,392	\$324,025	- 3.7%	\$347,659	\$342,980	- 1.3%
Percent of Original List Price Received*	96.4%	96.8%	+ 0.4%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	31	41	+ 32.3%	38	48	+ 26.3%
Inventory of Homes for Sale	349	353	+ 1.1%	--	--	--

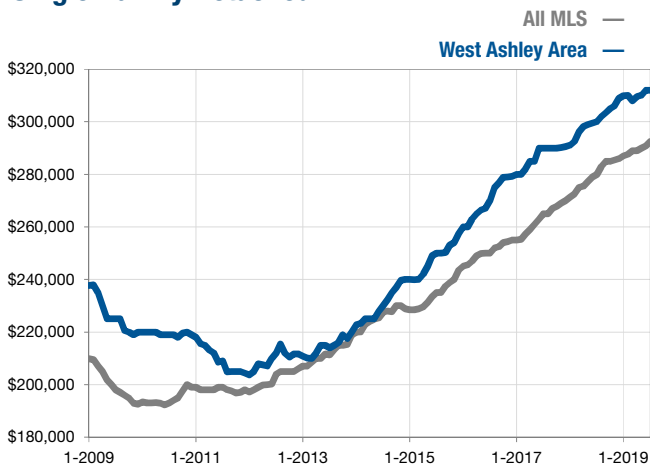
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	32	61	+ 90.6%	317	394	+ 24.3%
Closed Sales	47	57	+ 21.3%	278	291	+ 4.7%
Median Sales Price*	\$175,000	\$215,000	+ 22.9%	\$181,500	\$210,000	+ 15.7%
Average Sales Price*	\$178,289	\$216,294	+ 21.3%	\$184,276	\$210,358	+ 14.2%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	97.7%	97.4%	- 0.3%
Days on Market Until Sale	47	42	- 10.6%	38	44	+ 15.8%
Inventory of Homes for Sale	71	92	+ 29.6%	--	--	--

* 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

