

Local Market Update – August 2019

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



West Ashley Area

Areas 11 & 12

| Single-Family Detached | August | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | 2018 | 2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 158 | 161 | + 1.9% | 1,302 | 1,330 | + 2.2% |
| Closed Sales | 116 | 114 | - 1.7% | 1,002 | 902 | - 10.0% |
| Median Sales Price* | \$310,632 | \$319,750 | + 2.9% | \$310,873 | \$317,000 | + 2.0% |
| Average Sales Price* | \$354,325 | \$363,267 | + 2.5% | \$348,403 | \$345,356 | - 0.9% |
| Percent of Original List Price Received* | 97.7% | 94.2% | - 3.6% | 96.8% | 95.5% | - 1.3% |
| Days on Market Until Sale | 36 | 54 | + 50.0% | 38 | 49 | + 28.9% |
| Inventory of Homes for Sale | 340 | 364 | + 7.1% | -- | -- | -- |

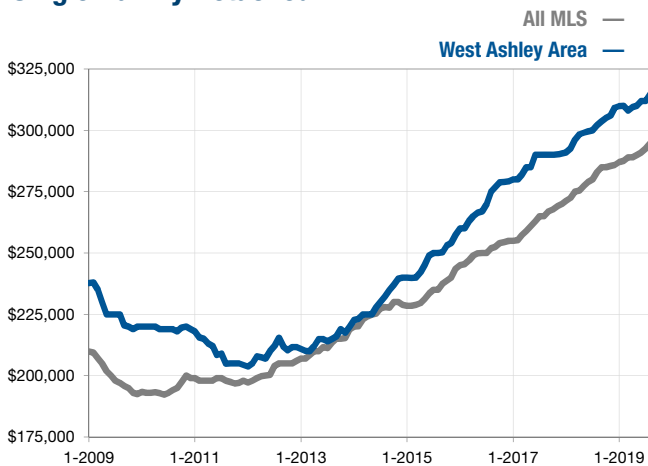
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | August | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | 2018 | 2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 61 | 59 | - 3.3% | 378 | 453 | + 19.8% |
| Closed Sales | 40 | 61 | + 52.5% | 318 | 352 | + 10.7% |
| Median Sales Price* | \$181,950 | \$214,000 | + 17.6% | \$181,500 | \$211,000 | + 16.3% |
| Average Sales Price* | \$184,699 | \$213,587 | + 15.6% | \$184,329 | \$210,917 | + 14.4% |
| Percent of Original List Price Received* | 96.7% | 96.7% | 0.0% | 97.6% | 97.3% | - 0.3% |
| Days on Market Until Sale | 39 | 41 | + 5.1% | 38 | 43 | + 13.2% |
| Inventory of Homes for Sale | 89 | 109 | + 22.5% | -- | -- | -- |

* 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

