

Local Market Update – December 2019

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	58	74	+ 27.6%	1,745	1,784	+ 2.2%
Closed Sales	78	107	+ 37.2%	1,346	1,308	- 2.8%
Median Sales Price*	\$307,450	\$295,000	- 4.0%	\$309,220	\$315,000	+ 1.9%
Average Sales Price*	\$362,352	\$309,753	- 14.5%	\$345,203	\$338,382	- 2.0%
Percent of Original List Price Received*	94.4%	95.2%	+ 0.8%	96.3%	95.3%	- 1.0%
Days on Market Until Sale	52	49	- 5.8%	39	48	+ 23.1%
Inventory of Homes for Sale	332	268	- 19.3%	--	--	--

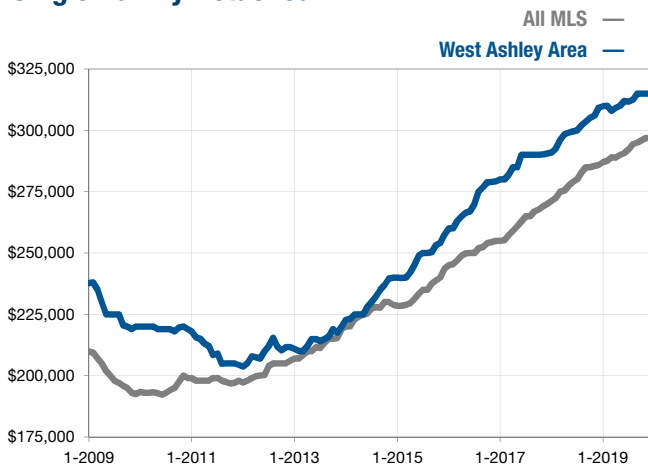
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	26	22	- 15.4%	516	596	+ 15.5%
Closed Sales	23	33	+ 43.5%	428	487	+ 13.8%
Median Sales Price*	\$192,500	\$193,000	+ 0.3%	\$185,000	\$208,000	+ 12.4%
Average Sales Price*	\$195,449	\$191,982	- 1.8%	\$185,260	\$206,662	+ 11.6%
Percent of Original List Price Received*	97.2%	95.5%	- 1.7%	97.4%	97.1%	- 0.3%
Days on Market Until Sale	36	47	+ 30.6%	37	45	+ 21.6%
Inventory of Homes for Sale	96	86	- 10.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

