

# Local Market Update – February 2020

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



## West Ashley Area

Areas 11 & 12

### Single-Family Detached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	140	<b>139</b>	- 0.7%	288	<b>326</b>	+ 13.2%
Closed Sales	99	<b>118</b>	+ 19.2%	162	<b>195</b>	+ 20.4%
Median Sales Price*	\$312,000	<b>\$325,500</b>	+ 4.3%	\$311,500	<b>\$315,000</b>	+ 1.1%
Average Sales Price*	\$345,554	<b>\$338,215</b>	- 2.1%	\$350,252	<b>\$331,276</b>	- 5.4%
Percent of Original List Price Received*	96.4%	<b>95.4%</b>	- 1.0%	95.4%	<b>95.4%</b>	0.0%
Days on Market Until Sale	46	<b>57</b>	+ 23.9%	52	<b>54</b>	+ 3.8%
Inventory of Homes for Sale	341	<b>250</b>	- 26.7%	--	--	--

\* 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.

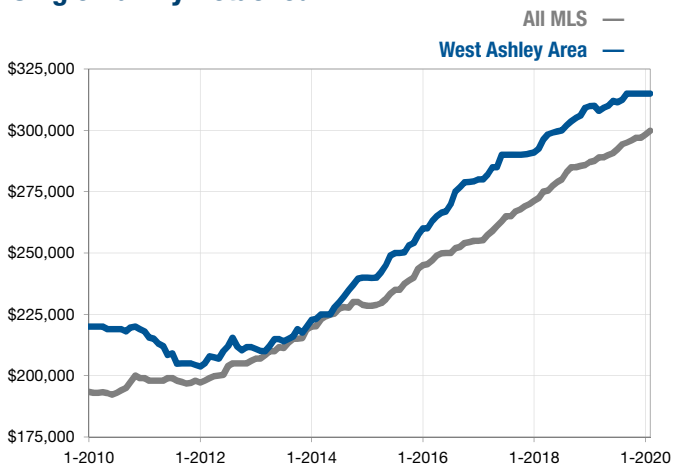
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	54	<b>51</b>	- 5.6%	95	<b>93</b>	- 2.1%
Closed Sales	34	<b>47</b>	+ 38.2%	59	<b>72</b>	+ 22.0%
Median Sales Price*	\$235,073	<b>\$229,900</b>	- 2.2%	\$233,000	<b>\$231,137</b>	- 0.8%
Average Sales Price*	\$215,100	<b>\$213,183</b>	- 0.9%	\$215,952	<b>\$218,369</b>	+ 1.1%
Percent of Original List Price Received*	96.8%	<b>95.7%</b>	- 1.1%	96.5%	<b>96.0%</b>	- 0.5%
Days on Market Until Sale	44	<b>67</b>	+ 52.3%	46	<b>64</b>	+ 39.1%
Inventory of Homes for Sale	97	<b>65</b>	- 33.0%	--	--	--

\* 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

