

# Local Market Update – May 2020

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		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	187	<b>199</b>	+ 6.4%	835	<b>846</b>	+ 1.3%
Closed Sales	140	<b>134</b>	- 4.3%	534	<b>576</b>	+ 7.9%
Median Sales Price*	\$311,250	<b>\$297,940</b>	- 4.3%	\$312,115	<b>\$313,450</b>	+ 0.4%
Average Sales Price*	\$336,868	<b>\$335,818</b>	- 0.3%	\$344,970	<b>\$345,974</b>	+ 0.3%
Percent of Original List Price Received*	95.4%	<b>97.1%</b>	+ 1.8%	95.5%	<b>96.3%</b>	+ 0.8%
Days on Market Until Sale	42	<b>36</b>	- 14.3%	50	<b>47</b>	- 6.0%
Inventory of Homes for Sale	392	<b>231</b>	- 41.1%	--	--	--

\* 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.

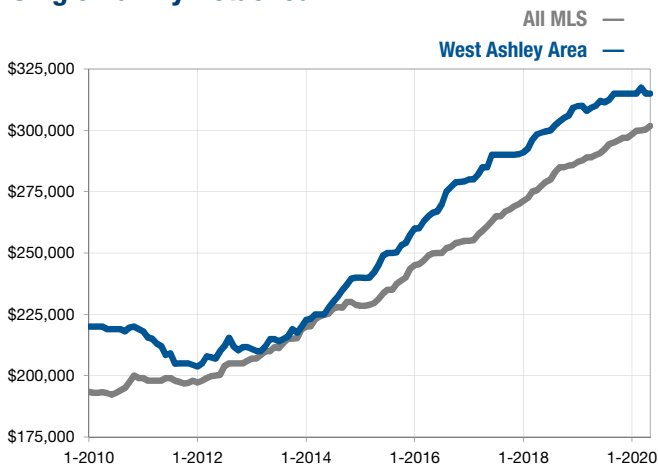
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	50	<b>48</b>	- 4.0%	279	<b>234</b>	- 16.1%
Closed Sales	60	<b>29</b>	- 51.7%	194	<b>184</b>	- 5.2%
Median Sales Price*	\$195,000	<b>\$263,000</b>	+ 34.9%	\$214,500	<b>\$226,000</b>	+ 5.4%
Average Sales Price*	\$201,368	<b>\$244,333</b>	+ 21.3%	\$208,674	<b>\$221,216</b>	+ 6.0%
Percent of Original List Price Received*	97.8%	<b>98.0%</b>	+ 0.2%	97.2%	<b>96.6%</b>	- 0.6%
Days on Market Until Sale	41	<b>40</b>	- 2.4%	45	<b>57</b>	+ 26.7%
Inventory of Homes for Sale	123	<b>63</b>	- 48.8%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

