

Local Market Update – July 2020

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	177	170	- 4.0%	1,173	1,196	+ 2.0%
Closed Sales	135	161	+ 19.3%	791	921	+ 16.4%
Median Sales Price*	\$315,000	\$339,900	+ 7.9%	\$315,000	\$320,000	+ 1.6%
Average Sales Price*	\$322,661	\$437,666	+ 35.6%	\$342,443	\$364,277	+ 6.4%
Percent of Original List Price Received*	96.9%	97.2%	+ 0.3%	95.7%	96.6%	+ 0.9%
Days on Market Until Sale	40	40	0.0%	48	44	- 8.3%
Inventory of Homes for Sale	394	195	- 50.5%	--	--	--

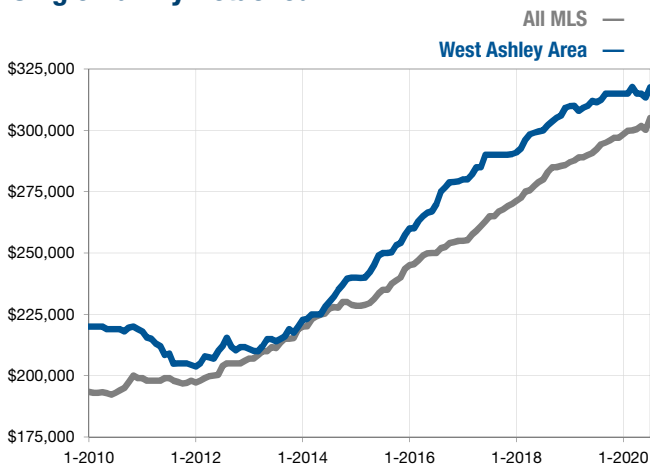
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	62	59	- 4.8%	395	331	- 16.2%
Closed Sales	57	57	0.0%	291	283	- 2.7%
Median Sales Price*	\$215,000	\$191,500	- 10.9%	\$210,000	\$215,000	+ 2.4%
Average Sales Price*	\$216,294	\$203,174	- 6.1%	\$210,244	\$214,820	+ 2.2%
Percent of Original List Price Received*	97.9%	97.8%	- 0.1%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	42	36	- 14.3%	44	52	+ 18.2%
Inventory of Homes for Sale	104	56	- 46.2%	--	--	--

* 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

