

# Local Market Update – August 2020

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	162	<b>149</b>	- 8.0%	1,335	<b>1,345</b>	+ 0.7%
Closed Sales	117	<b>150</b>	+ 28.2%	908	<b>1,073</b>	+ 18.2%
Median Sales Price*	\$317,500	<b>\$331,250</b>	+ 4.3%	\$315,000	<b>\$322,000</b>	+ 2.2%
Average Sales Price*	\$360,683	<b>\$375,980</b>	+ 4.2%	\$344,794	<b>\$365,966</b>	+ 6.1%
Percent of Original List Price Received*	94.3%	<b>97.6%</b>	+ 3.5%	95.5%	<b>96.7%</b>	+ 1.3%
Days on Market Until Sale	53	<b>27</b>	- 49.1%	48	<b>42</b>	- 12.5%
Inventory of Homes for Sale	414	<b>170</b>	- 58.9%	--	--	--

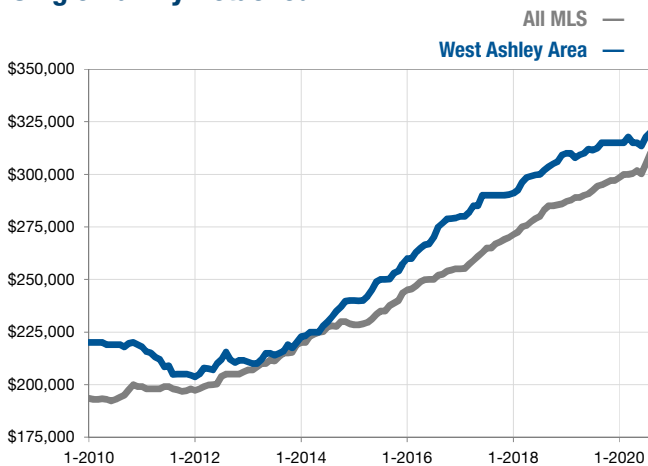
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	59	<b>49</b>	- 16.9%	454	<b>380</b>	- 16.3%
Closed Sales	64	<b>41</b>	- 35.9%	355	<b>325</b>	- 8.5%
Median Sales Price*	\$211,995	<b>\$214,000</b>	+ 0.9%	\$210,000	<b>\$214,105</b>	+ 2.0%
Average Sales Price*	\$211,360	<b>\$218,187</b>	+ 3.2%	\$210,445	<b>\$215,183</b>	+ 2.3%
Percent of Original List Price Received*	96.9%	<b>98.7%</b>	+ 1.9%	97.3%	<b>97.1%</b>	- 0.2%
Days on Market Until Sale	39	<b>35</b>	- 10.3%	43	<b>50</b>	+ 16.3%
Inventory of Homes for Sale	122	<b>52</b>	- 57.4%	--	--	--

\* 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

