

# Local Market Update – September 2020

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	108	<b>133</b>	+ 23.1%	1,443	<b>1,479</b>	+ 2.5%
Closed Sales	98	<b>136</b>	+ 38.8%	1,006	<b>1,210</b>	+ 20.3%
Median Sales Price*	\$324,944	<b>\$338,250</b>	+ 4.1%	\$317,000	<b>\$325,000</b>	+ 2.5%
Average Sales Price*	\$320,305	<b>\$369,406</b>	+ 15.3%	\$342,408	<b>\$366,241</b>	+ 7.0%
Percent of Original List Price Received*	96.0%	<b>97.0%</b>	+ 1.0%	95.6%	<b>96.8%</b>	+ 1.3%
Days on Market Until Sale	34	<b>29</b>	- 14.7%	47	<b>40</b>	- 14.9%
Inventory of Homes for Sale	390	<b>151</b>	- 61.3%	--	--	--

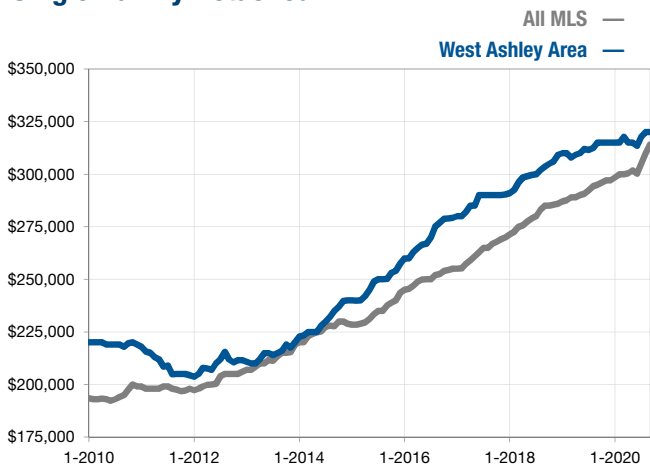
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	45	<b>53</b>	+ 17.8%	499	<b>432</b>	- 13.4%
Closed Sales	29	<b>39</b>	+ 34.5%	384	<b>365</b>	- 4.9%
Median Sales Price*	\$209,000	<b>\$225,000</b>	+ 7.7%	\$210,000	<b>\$214,900</b>	+ 2.3%
Average Sales Price*	\$214,269	<b>\$219,362</b>	+ 2.4%	\$210,734	<b>\$215,588</b>	+ 2.3%
Percent of Original List Price Received*	95.8%	<b>98.5%</b>	+ 2.8%	97.2%	<b>97.3%</b>	+ 0.1%
Days on Market Until Sale	49	<b>28</b>	- 42.9%	43	<b>47</b>	+ 9.3%
Inventory of Homes for Sale	127	<b>53</b>	- 58.3%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

