

Local Market Update – October 2020

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	144	136	- 5.6%	1,587	1,614	+ 1.7%
Closed Sales	102	151	+ 48.0%	1,108	1,362	+ 22.9%
Median Sales Price*	\$312,500	\$325,000	+ 4.0%	\$317,000	\$325,000	+ 2.5%
Average Sales Price*	\$351,867	\$384,466	+ 9.3%	\$343,279	\$368,139	+ 7.2%
Percent of Original List Price Received*	94.4%	97.1%	+ 2.9%	95.5%	96.8%	+ 1.4%
Days on Market Until Sale	65	29	- 55.4%	49	39	- 20.4%
Inventory of Homes for Sale	370	150	- 59.5%	--	--	--

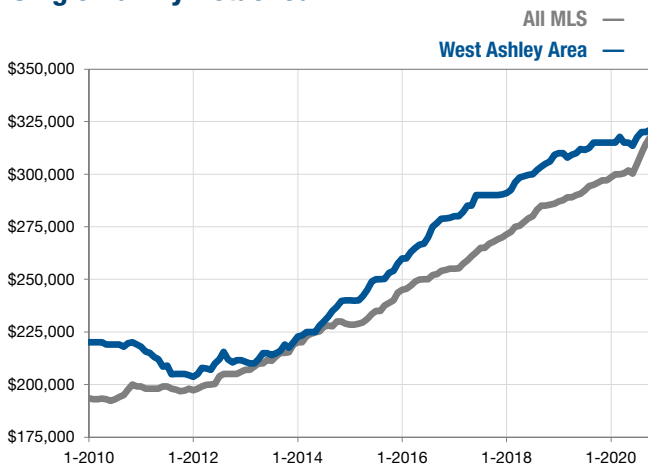
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	34	48	+ 41.2%	533	481	- 9.8%
Closed Sales	29	37	+ 27.6%	413	403	- 2.4%
Median Sales Price*	\$202,800	\$225,000	+ 10.9%	\$209,990	\$215,000	+ 2.4%
Average Sales Price*	\$207,019	\$214,640	+ 3.7%	\$210,473	\$215,525	+ 2.4%
Percent of Original List Price Received*	95.9%	97.7%	+ 1.9%	97.1%	97.3%	+ 0.2%
Days on Market Until Sale	66	28	- 57.6%	45	46	+ 2.2%
Inventory of Homes for Sale	104	59	- 43.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

