

# Local Market Update – December 2020

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



## West Ashley Area

Areas 11 & 12

### Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	75	88	+ 17.3%	1,786	1,805	+ 1.1%
Closed Sales	107	136	+ 27.1%	1,310	1,602	+ 22.3%
Median Sales Price*	\$295,000	<b>\$349,500</b>	+ 18.5%	\$315,000	<b>\$327,000</b>	+ 3.8%
Average Sales Price*	\$309,753	<b>\$404,040</b>	+ 30.4%	\$338,727	<b>\$374,734</b>	+ 10.6%
Percent of Original List Price Received*	95.2%	<b>96.8%</b>	+ 1.7%	95.3%	<b>96.8%</b>	+ 1.6%
Days on Market Until Sale	49	<b>30</b>	- 38.8%	48	<b>38</b>	- 20.8%
Inventory of Homes for Sale	307	<b>108</b>	- 64.8%	--	--	--

\* 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.

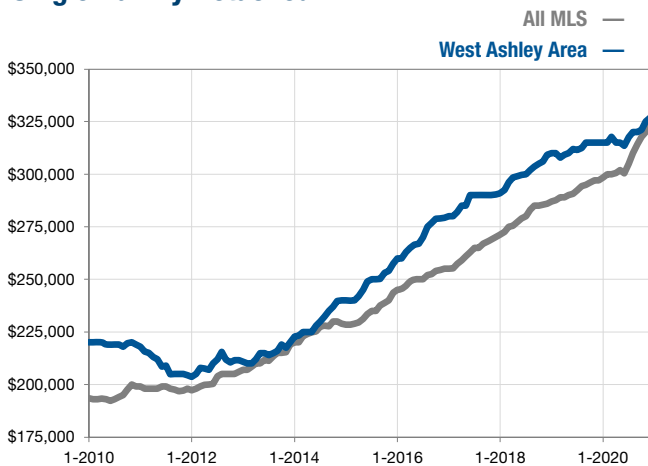
### Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	22	31	+ 40.9%	596	546	- 8.4%
Closed Sales	33	53	+ 60.6%	487	500	+ 2.7%
Median Sales Price*	\$193,000	<b>\$255,000</b>	+ 32.1%	\$208,000	<b>\$220,148</b>	+ 5.8%
Average Sales Price*	\$191,982	<b>\$252,210</b>	+ 31.4%	\$206,662	<b>\$219,717</b>	+ 6.3%
Percent of Original List Price Received*	95.5%	<b>98.3%</b>	+ 2.9%	97.1%	<b>97.5%</b>	+ 0.4%
Days on Market Until Sale	47	<b>33</b>	- 29.8%	45	<b>42</b>	- 6.7%
Inventory of Homes for Sale	99	<b>41</b>	- 58.6%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

