

# Local Market Update – February 2021

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	140	93	- 33.6%	326	208	- 36.2%
Closed Sales	120	95	- 20.8%	198	183	- 7.6%
Median Sales Price*	\$325,500	<b>\$360,000</b>	+ 10.6%	\$315,500	<b>\$346,000</b>	+ 9.7%
Average Sales Price*	\$343,870	<b>\$394,384</b>	+ 14.7%	\$334,818	<b>\$394,412</b>	+ 17.8%
Percent of Original List Price Received*	95.4%	<b>96.9%</b>	+ 1.6%	95.4%	<b>96.7%</b>	+ 1.4%
Days on Market Until Sale	56	<b>30</b>	- 46.4%	53	<b>32</b>	- 39.6%
Inventory of Homes for Sale	302	<b>61</b>	- 79.8%	--	--	--

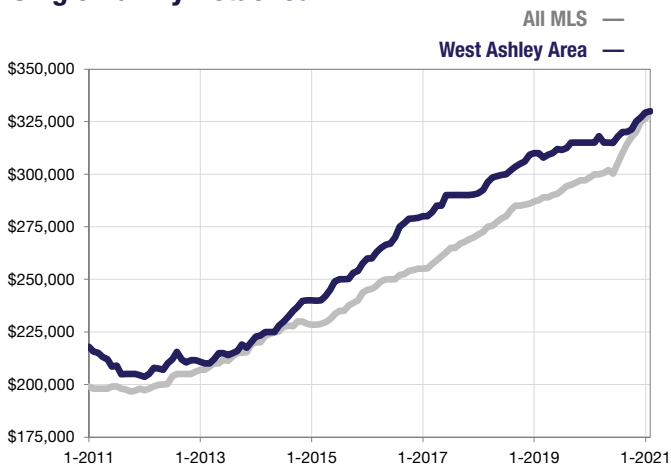
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	51	41	- 19.6%	93	82	- 11.8%
Closed Sales	47	31	- 34.0%	73	58	- 20.5%
Median Sales Price*	\$229,900	<b>\$195,000</b>	- 15.2%	\$232,373	<b>\$199,000</b>	- 14.4%
Average Sales Price*	\$213,183	<b>\$220,128</b>	+ 3.3%	\$219,231	<b>\$210,803</b>	- 3.8%
Percent of Original List Price Received*	95.7%	<b>98.0%</b>	+ 2.4%	96.0%	<b>98.0%</b>	+ 2.1%
Days on Market Until Sale	67	<b>28</b>	- 58.2%	63	<b>28</b>	- 55.6%
Inventory of Homes for Sale	77	<b>26</b>	- 66.2%	--	--	--

\* 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

