

Local Market Update – March 2021

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	180	131	- 27.2%	506	340	- 32.8%
Closed Sales	123	122	- 0.8%	321	307	- 4.4%
Median Sales Price*	\$327,000	\$363,913	+ 11.3%	\$320,000	\$355,000	+ 10.9%
Average Sales Price*	\$375,425	\$403,981	+ 7.6%	\$350,378	\$398,228	+ 13.7%
Percent of Original List Price Received*	96.3%	99.1%	+ 2.9%	95.8%	97.7%	+ 2.0%
Days on Market Until Sale	55	24	- 56.4%	54	28	- 48.1%
Inventory of Homes for Sale	324	59	- 81.8%	--	--	--

* 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.

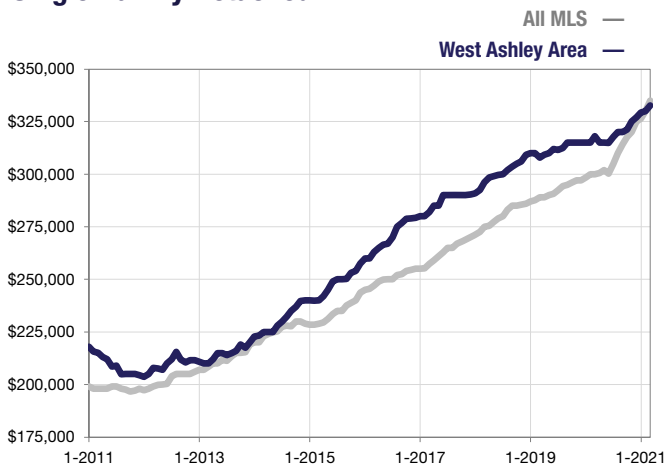
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	55	55	0.0%	148	136	- 8.1%
Closed Sales	47	55	+ 17.0%	120	113	- 5.8%
Median Sales Price*	\$215,000	\$232,000	+ 7.9%	\$222,500	\$211,000	- 5.2%
Average Sales Price*	\$210,741	\$233,438	+ 10.8%	\$215,906	\$221,820	+ 2.7%
Percent of Original List Price Received*	96.8%	98.6%	+ 1.9%	96.3%	98.3%	+ 2.1%
Days on Market Until Sale	64	33	- 48.4%	63	31	- 50.8%
Inventory of Homes for Sale	88	19	- 78.4%	--	--	--

* 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

