

# Local Market Update – April 2021

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	141	<b>170</b>	+ 20.6%	647	<b>509</b>	- 21.3%
Closed Sales	123	<b>114</b>	- 7.3%	444	<b>423</b>	- 4.7%
Median Sales Price*	\$307,000	<b>\$398,000</b>	+ 29.6%	\$317,000	<b>\$362,000</b>	+ 14.2%
Average Sales Price*	\$351,627	<b>\$439,248</b>	+ 24.9%	\$350,724	<b>\$409,422</b>	+ 16.7%
Percent of Original List Price Received*	96.7%	<b>100.3%</b>	+ 3.7%	96.0%	<b>98.4%</b>	+ 2.5%
Days on Market Until Sale	42	<b>22</b>	- 47.6%	51	<b>27</b>	- 47.1%
Inventory of Homes for Sale	307	<b>65</b>	- 78.8%	--	--	--

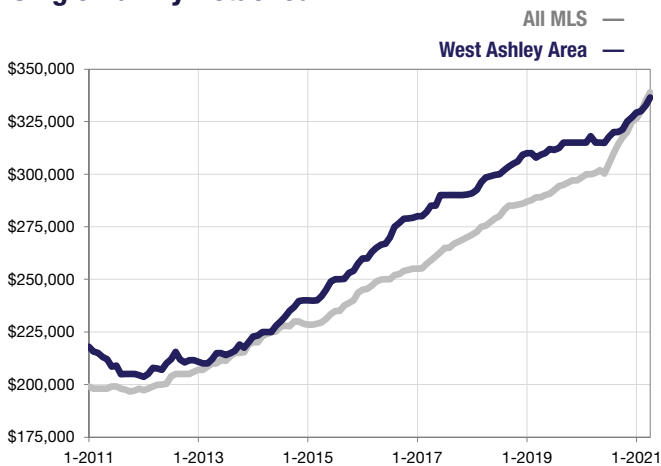
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	38	<b>49</b>	+ 28.9%	186	<b>186</b>	0.0%
Closed Sales	37	<b>63</b>	+ 70.3%	157	<b>176</b>	+ 12.1%
Median Sales Price*	\$214,105	<b>\$250,000</b>	+ 16.8%	\$220,295	<b>\$230,500</b>	+ 4.6%
Average Sales Price*	\$221,371	<b>\$234,107</b>	+ 5.8%	\$217,194	<b>\$226,218</b>	+ 4.2%
Percent of Original List Price Received*	96.6%	<b>99.7%</b>	+ 3.2%	96.4%	<b>98.8%</b>	+ 2.5%
Days on Market Until Sale	48	<b>14</b>	- 70.8%	60	<b>25</b>	- 58.3%
Inventory of Homes for Sale	84	<b>17</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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

