

# Local Market Update – May 2021

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	199	<b>134</b>	- 32.7%	846	<b>643</b>	- 24.0%
Closed Sales	137	<b>119</b>	- 13.1%	581	<b>542</b>	- 6.7%
Median Sales Price*	\$297,880	<b>\$390,500</b>	+ 31.1%	\$314,900	<b>\$366,000</b>	+ 16.2%
Average Sales Price*	\$334,849	<b>\$484,662</b>	+ 44.7%	\$346,981	<b>\$425,833</b>	+ 22.7%
Percent of Original List Price Received*	97.2%	<b>100.8%</b>	+ 3.7%	96.3%	<b>98.9%</b>	+ 2.7%
Days on Market Until Sale	36	<b>11</b>	- 69.4%	47	<b>23</b>	- 51.1%
Inventory of Homes for Sale	263	<b>75</b>	- 71.5%	--	--	--

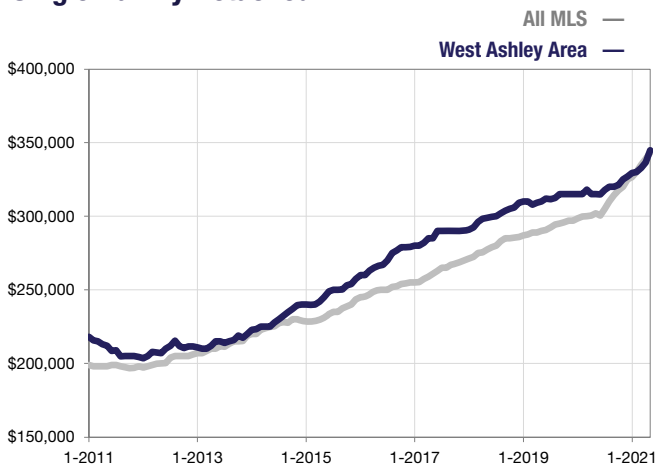
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	48	<b>50</b>	+ 4.2%	234	<b>236</b>	+ 0.9%
Closed Sales	29	<b>47</b>	+ 62.1%	186	<b>223</b>	+ 19.9%
Median Sales Price*	\$263,000	<b>\$269,900</b>	+ 2.6%	\$226,000	<b>\$235,000</b>	+ 4.0%
Average Sales Price*	\$244,333	<b>\$249,967</b>	+ 2.3%	\$221,425	<b>\$231,224</b>	+ 4.4%
Percent of Original List Price Received*	98.0%	<b>101.5%</b>	+ 3.6%	96.6%	<b>99.4%</b>	+ 2.9%
Days on Market Until Sale	40	<b>10</b>	- 75.0%	57	<b>22</b>	- 61.4%
Inventory of Homes for Sale	71	<b>16</b>	- 77.5%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

