

# Local Market Update – July 2021

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	170	<b>165</b>	- 2.9%	1,194	<b>965</b>	- 19.2%
Closed Sales	164	<b>115</b>	- 29.9%	925	<b>816</b>	- 11.8%
Median Sales Price*	\$339,950	<b>\$415,000</b>	+ 22.1%	\$320,000	<b>\$380,000</b>	+ 18.8%
Average Sales Price*	\$435,666	<b>\$451,882</b>	+ 3.7%	\$364,955	<b>\$440,181</b>	+ 20.6%
Percent of Original List Price Received*	97.2%	<b>100.4%</b>	+ 3.3%	96.6%	<b>99.5%</b>	+ 3.0%
Days on Market Until Sale	40	<b>11</b>	- 72.5%	44	<b>19</b>	- 56.8%
Inventory of Homes for Sale	236	<b>139</b>	- 41.1%	--	--	--

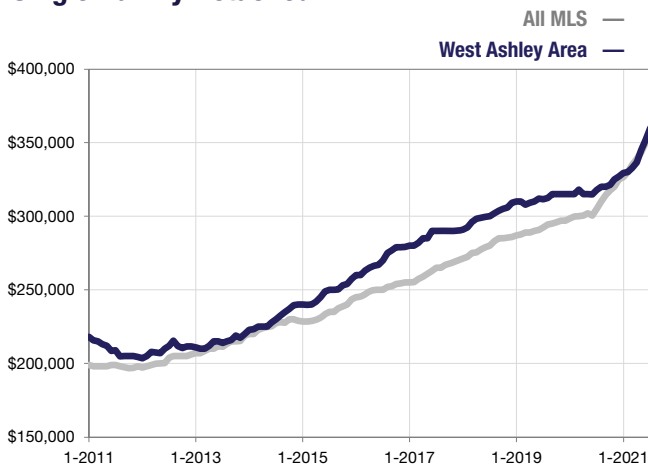
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	59	<b>57</b>	- 3.4%	331	<b>354</b>	+ 6.9%
Closed Sales	58	<b>47</b>	- 19.0%	286	<b>317</b>	+ 10.8%
Median Sales Price*	\$192,000	<b>\$253,000</b>	+ 31.8%	\$214,553	<b>\$239,999</b>	+ 11.9%
Average Sales Price*	\$203,033	<b>\$245,773</b>	+ 21.1%	\$214,931	<b>\$236,096</b>	+ 9.8%
Percent of Original List Price Received*	97.9%	<b>101.3%</b>	+ 3.5%	96.9%	<b>100.0%</b>	+ 3.2%
Days on Market Until Sale	35	<b>9</b>	- 74.3%	52	<b>18</b>	- 65.4%
Inventory of Homes for Sale	62	<b>25</b>	- 59.7%	--	--	--

\* 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

