

Local Market Update – August 2021

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	150	157	+ 4.7%	1,344	1,121	- 16.6%
Closed Sales	151	109	- 27.8%	1,076	927	- 13.8%
Median Sales Price*	\$330,000	\$415,000	+ 25.8%	\$322,000	\$385,000	+ 19.6%
Average Sales Price*	\$375,019	\$476,104	+ 27.0%	\$366,368	\$444,253	+ 21.3%
Percent of Original List Price Received*	97.7%	99.0%	+ 1.3%	96.7%	99.5%	+ 2.9%
Days on Market Until Sale	26	14	- 46.2%	42	19	- 54.8%
Inventory of Homes for Sale	209	120	- 42.6%	--	--	--

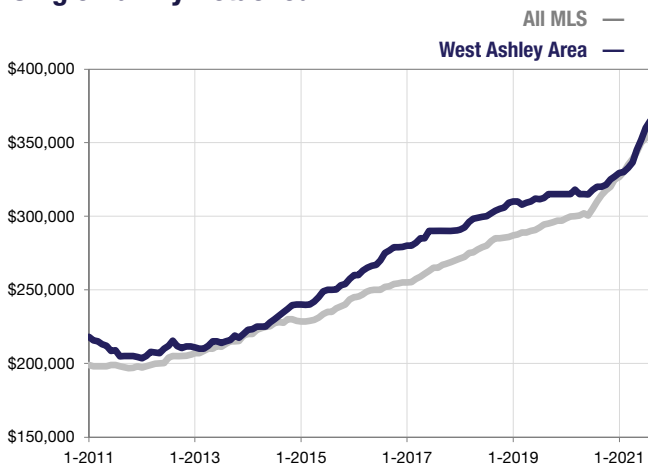
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	49	60	+ 22.4%	380	414	+ 8.9%
Closed Sales	41	45	+ 9.8%	327	363	+ 11.0%
Median Sales Price*	\$214,000	\$260,000	+ 21.5%	\$214,105	\$245,000	+ 14.4%
Average Sales Price*	\$218,187	\$265,809	+ 21.8%	\$215,339	\$239,983	+ 11.4%
Percent of Original List Price Received*	98.7%	101.3%	+ 2.6%	97.1%	100.1%	+ 3.1%
Days on Market Until Sale	35	6	- 82.9%	50	17	- 66.0%
Inventory of Homes for Sale	64	31	- 51.6%	--	--	--

* 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

