

# Local Market Update – October 2021

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



## West Ashley Area

Areas 11 & 12

### Single-Family Detached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	135	<b>128</b>	- 5.2%	1,605	<b>1,395</b>	- 13.1%
Closed Sales	151	<b>123</b>	- 18.5%	1,359	<b>1,163</b>	- 14.4%
Median Sales Price*	\$325,000	<b>\$415,000</b>	+ 27.7%	\$325,000	<b>\$388,500</b>	+ 19.5%
Average Sales Price*	\$384,466	<b>\$490,741</b>	+ 27.6%	\$367,398	<b>\$446,312</b>	+ 21.5%
Percent of Original List Price Received*	97.1%	<b>98.0%</b>	+ 0.9%	96.8%	<b>99.1%</b>	+ 2.4%
Days on Market Until Sale	29	<b>18</b>	- 37.9%	39	<b>18</b>	- 53.8%
Inventory of Homes for Sale	177	<b>112</b>	- 36.7%	--	--	--

\* 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.

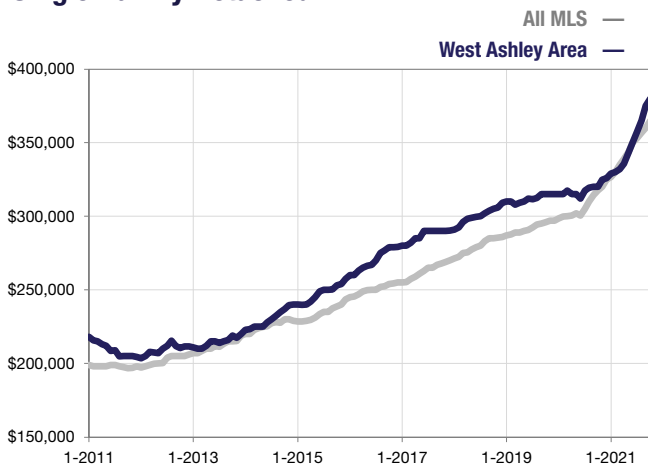
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	47	<b>38</b>	- 19.1%	480	<b>490</b>	+ 2.1%
Closed Sales	38	<b>37</b>	- 2.6%	405	<b>452</b>	+ 11.6%
Median Sales Price*	\$208,500	<b>\$245,250</b>	+ 17.6%	\$215,000	<b>\$245,500</b>	+ 14.2%
Average Sales Price*	\$213,281	<b>\$261,131</b>	+ 22.4%	\$215,557	<b>\$244,894</b>	+ 13.6%
Percent of Original List Price Received*	97.7%	<b>99.7%</b>	+ 2.0%	97.3%	<b>100.0%</b>	+ 2.8%
Days on Market Until Sale	27	<b>9</b>	- 66.7%	45	<b>16</b>	- 64.4%
Inventory of Homes for Sale	62	<b>34</b>	- 45.2%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

