

Local Market Update – December 2021

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	86	86	0.0%	1,790	1,603	- 10.4%
Closed Sales	135	114	- 15.6%	1,600	1,404	- 12.3%
Median Sales Price*	\$345,000	\$425,000	+ 23.2%	\$326,000	\$395,000	+ 21.2%
Average Sales Price*	\$401,048	\$523,966	+ 30.6%	\$373,852	\$451,130	+ 20.7%
Percent of Original List Price Received*	96.8%	99.6%	+ 2.9%	96.8%	99.0%	+ 2.3%
Days on Market Until Sale	29	17	- 41.4%	38	18	- 52.6%
Inventory of Homes for Sale	129	64	- 50.4%	--	--	--

* 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.

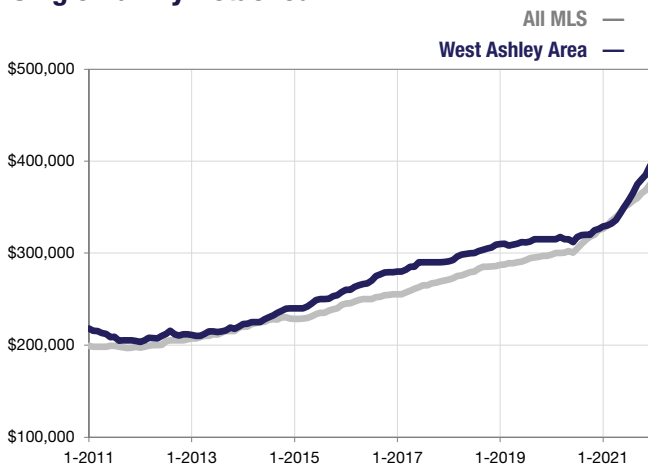
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	31	23	- 25.8%	545	538	- 1.3%
Closed Sales	54	38	- 29.6%	501	521	+ 4.0%
Median Sales Price*	\$256,985	\$280,000	+ 9.0%	\$220,295	\$247,500	+ 12.3%
Average Sales Price*	\$252,369	\$268,806	+ 6.5%	\$219,799	\$247,833	+ 12.8%
Percent of Original List Price Received*	98.3%	100.1%	+ 1.8%	97.5%	99.9%	+ 2.5%
Days on Market Until Sale	33	21	- 36.4%	42	17	- 59.5%
Inventory of Homes for Sale	48	18	- 62.5%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

