

# Local Market Update – January 2023

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	128	98	- 23.4%	128	98	- 23.4%
Closed Sales	94	53	- 43.6%	94	53	- 43.6%
Median Sales Price*	\$388,347	<b>\$420,000</b>	+ 8.2%	\$388,347	<b>\$420,000</b>	+ 8.2%
Average Sales Price*	\$426,318	<b>\$489,225</b>	+ 14.8%	\$426,318	<b>\$489,225</b>	+ 14.8%
Percent of Original List Price Received*	97.8%	<b>93.2%</b>	- 4.7%	97.8%	<b>93.2%</b>	- 4.7%
Days on Market Until Sale	24	<b>47</b>	+ 95.8%	24	<b>47</b>	+ 95.8%
Inventory of Homes for Sale	77	<b>98</b>	+ 27.3%	--	--	--

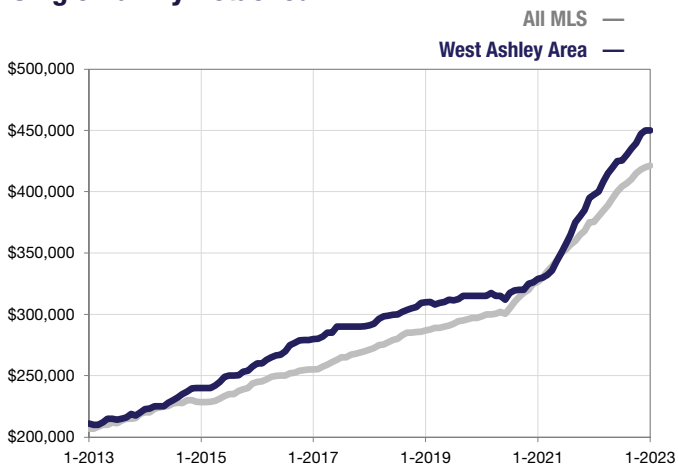
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	34	27	- 20.6%	34	27	- 20.6%
Closed Sales	34	16	- 52.9%	34	16	- 52.9%
Median Sales Price*	\$321,610	<b>\$297,500</b>	- 7.5%	\$321,610	<b>\$297,500</b>	- 7.5%
Average Sales Price*	\$303,326	<b>\$352,813</b>	+ 16.3%	\$303,326	<b>\$352,813</b>	+ 16.3%
Percent of Original List Price Received*	100.9%	<b>94.8%</b>	- 6.0%	100.9%	<b>94.8%</b>	- 6.0%
Days on Market Until Sale	11	<b>19</b>	+ 72.7%	11	<b>19</b>	+ 72.7%
Inventory of Homes for Sale	10	<b>23</b>	+ 130.0%	--	--	--

\* 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

