

Local Market Update – April 2023

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	156	107	- 31.4%	543	432	- 20.4%
Closed Sales	122	117	- 4.1%	463	337	- 27.2%
Median Sales Price*	\$465,000	\$480,000	+ 3.2%	\$425,218	\$467,000	+ 9.8%
Average Sales Price*	\$568,159	\$541,100	- 4.8%	\$488,052	\$522,735	+ 7.1%
Percent of Original List Price Received*	102.8%	98.2%	- 4.5%	100.7%	96.8%	- 3.9%
Days on Market Until Sale	17	24	+ 41.2%	17	30	+ 76.5%
Inventory of Homes for Sale	74	78	+ 5.4%	--	--	--

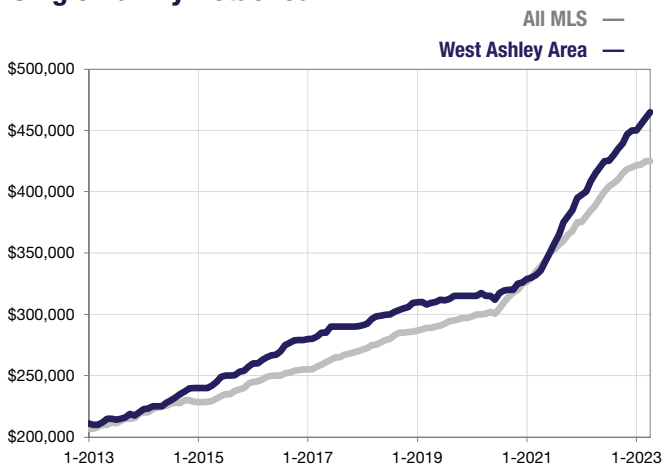
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	44	34	- 22.7%	154	123	- 20.1%
Closed Sales	46	28	- 39.1%	154	88	- 42.9%
Median Sales Price*	\$324,000	\$327,500	+ 1.1%	\$323,658	\$329,200	+ 1.7%
Average Sales Price*	\$322,965	\$324,986	+ 0.6%	\$311,619	\$328,744	+ 5.5%
Percent of Original List Price Received*	103.5%	100.2%	- 3.2%	102.2%	97.8%	- 4.3%
Days on Market Until Sale	11	11	0.0%	13	25	+ 92.3%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--

* 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

