

Local Market Update – August 2023

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	103	101	- 1.9%	1,094	859	- 21.5%
Closed Sales	109	103	- 5.5%	975	734	- 24.7%
Median Sales Price*	\$440,000	\$506,500	+ 15.1%	\$445,000	\$487,750	+ 9.6%
Average Sales Price*	\$504,980	\$593,780	+ 17.6%	\$501,563	\$544,026	+ 8.5%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	100.9%	98.1%	- 2.8%
Days on Market Until Sale	13	16	+ 23.1%	13	22	+ 69.2%
Inventory of Homes for Sale	127	83	- 34.6%	--	--	--

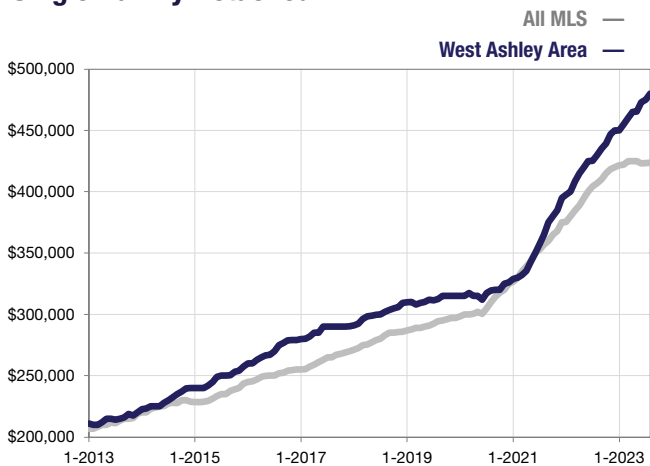
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	30	35	+ 16.7%	325	260	- 20.0%
Closed Sales	37	22	- 40.5%	317	212	- 33.1%
Median Sales Price*	\$299,000	\$390,000	+ 30.4%	\$319,000	\$314,500	- 1.4%
Average Sales Price*	\$305,797	\$364,250	+ 19.1%	\$308,043	\$330,466	+ 7.3%
Percent of Original List Price Received*	100.7%	99.0%	- 1.7%	102.3%	98.7%	- 3.5%
Days on Market Until Sale	7	6	- 14.3%	11	17	+ 54.5%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--

* 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

