

Local Market Update – December 2023

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		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	59	48	- 18.6%	1,456	1,170	- 19.6%
Closed Sales	77	57	- 26.0%	1,308	1,016	- 22.3%
Median Sales Price*	\$498,000	\$559,000	+ 12.2%	\$450,000	\$497,260	+ 10.5%
Average Sales Price*	\$606,911	\$622,957	+ 2.6%	\$514,193	\$556,837	+ 8.3%
Percent of Original List Price Received*	93.7%	95.3%	+ 1.7%	99.7%	97.8%	- 1.9%
Days on Market Until Sale	31	43	+ 38.7%	15	24	+ 60.0%
Inventory of Homes for Sale	118	99	- 16.1%	--	--	--

* 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.

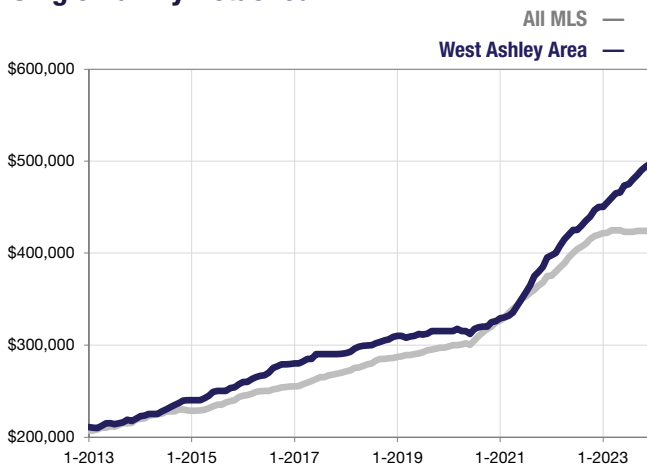
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	17	+ 21.4%	417	362	- 13.2%
Closed Sales	23	34	+ 47.8%	404	298	- 26.2%
Median Sales Price*	\$295,000	\$338,500	+ 14.7%	\$317,750	\$327,750	+ 3.1%
Average Sales Price*	\$291,652	\$332,706	+ 14.1%	\$309,238	\$329,356	+ 6.5%
Percent of Original List Price Received*	96.4%	98.1%	+ 1.8%	101.3%	98.5%	- 2.8%
Days on Market Until Sale	22	30	+ 36.4%	11	19	+ 72.7%
Inventory of Homes for Sale	28	30	+ 7.1%	--	--	--

* 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

