

# Local Market Update – January 2024

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



## West Ashley Area

Areas 11 & 12

### Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	98	81	- 17.3%	98	81	- 17.3%
Closed Sales	54	46	- 14.8%	54	46	- 14.8%
Median Sales Price*	\$419,000	<b>\$482,500</b>	+ 15.2%	\$419,000	<b>\$482,500</b>	+ 15.2%
Average Sales Price*	\$484,128	<b>\$504,505</b>	+ 4.2%	\$484,128	<b>\$504,505</b>	+ 4.2%
Percent of Original List Price Received*	93.3%	<b>95.3%</b>	+ 2.1%	93.3%	<b>95.3%</b>	+ 2.1%
Days on Market Until Sale	46	<b>30</b>	- 34.8%	46	<b>30</b>	- 34.8%
Inventory of Homes for Sale	103	<b>94</b>	- 8.7%	--	--	--

\* 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.

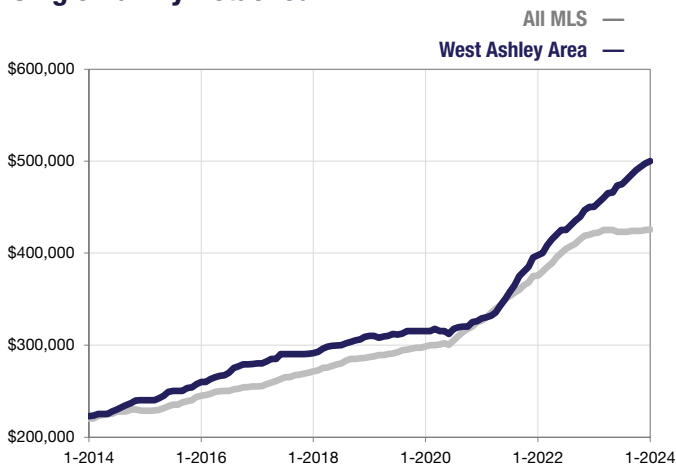
### Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	27	38	+ 40.7%	27	38	+ 40.7%
Closed Sales	16	19	+ 18.8%	16	19	+ 18.8%
Median Sales Price*	\$297,500	<b>\$375,000</b>	+ 26.1%	\$297,500	<b>\$375,000</b>	+ 26.1%
Average Sales Price*	\$352,813	<b>\$381,311</b>	+ 8.1%	\$352,813	<b>\$381,311</b>	+ 8.1%
Percent of Original List Price Received*	94.8%	<b>97.7%</b>	+ 3.1%	94.8%	<b>97.7%</b>	+ 3.1%
Days on Market Until Sale	19	<b>26</b>	+ 36.8%	19	<b>26</b>	+ 36.8%
Inventory of Homes for Sale	24	<b>34</b>	+ 41.7%	--	--	--

\* 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

