

Local Market Update – March 2024

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	135	111	- 17.8%	324	271	- 16.4%
Closed Sales	96	79	- 17.7%	220	190	- 13.6%
Median Sales Price*	\$485,000	\$503,650	+ 3.8%	\$461,000	\$490,000	+ 6.3%
Average Sales Price*	\$538,541	\$603,980	+ 12.2%	\$512,968	\$550,801	+ 7.4%
Percent of Original List Price Received*	97.0%	97.5%	+ 0.5%	96.0%	96.8%	+ 0.8%
Days on Market Until Sale	25	23	- 8.0%	32	29	- 9.4%
Inventory of Homes for Sale	95	79	- 16.8%	--	--	--

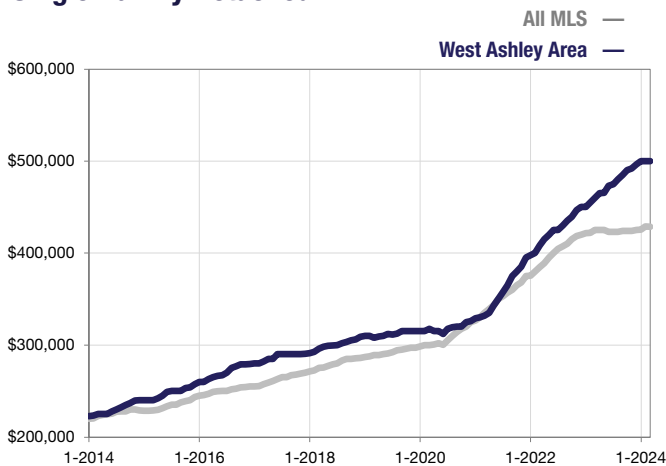
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	42	34	- 19.0%	89	127	+ 42.7%
Closed Sales	27	31	+ 14.8%	60	72	+ 20.0%
Median Sales Price*	\$330,000	\$303,000	- 8.2%	\$329,200	\$341,250	+ 3.7%
Average Sales Price*	\$311,656	\$341,169	+ 9.5%	\$330,414	\$345,154	+ 4.5%
Percent of Original List Price Received*	97.0%	97.9%	+ 0.9%	96.6%	97.2%	+ 0.6%
Days on Market Until Sale	37	34	- 8.1%	31	38	+ 22.6%
Inventory of Homes for Sale	25	41	+ 64.0%	--	--	--

* 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

