

Local Market Update – October 2023

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	108	104	- 3.7%	1,320	1,049	- 20.5%
Closed Sales	91	72	- 20.9%	1,161	885	- 23.8%
Median Sales Price*	\$455,000	\$532,768	+ 17.1%	\$449,493	\$490,000	+ 9.0%
Average Sales Price*	\$513,585	\$596,249	+ 16.1%	\$506,211	\$549,490	+ 8.5%
Percent of Original List Price Received*	96.7%	97.4%	+ 0.7%	100.3%	98.0%	- 2.3%
Days on Market Until Sale	19	20	+ 5.3%	14	22	+ 57.1%
Inventory of Homes for Sale	162	104	- 35.8%	--	--	--

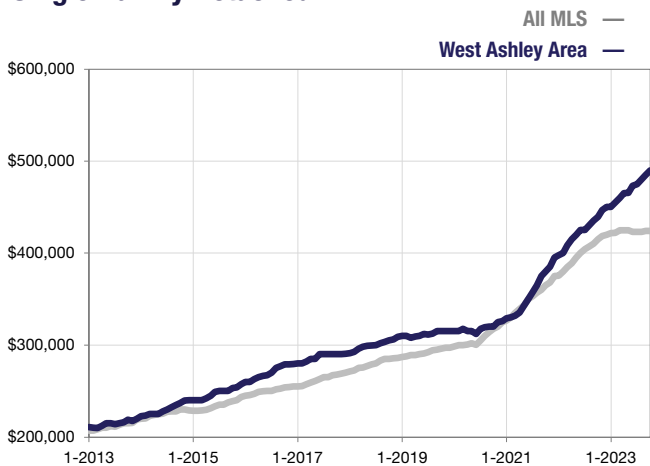
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	30	34	+ 13.3%	379	323	- 14.8%
Closed Sales	23	16	- 30.4%	363	245	- 32.5%
Median Sales Price*	\$300,000	\$335,000	+ 11.7%	\$317,500	\$317,000	- 0.2%
Average Sales Price*	\$302,432	\$303,625	+ 0.4%	\$308,391	\$328,742	+ 6.6%
Percent of Original List Price Received*	97.8%	98.5%	+ 0.7%	101.8%	98.5%	- 3.2%
Days on Market Until Sale	11	14	+ 27.3%	11	17	+ 54.5%
Inventory of Homes for Sale	32	46	+ 43.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

