Local Market Update – June 2026

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

West Ashley Area

Areas 11 & 12

Single-Family Detached

	June			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	103	**114**	+ 10.7%	726	**738**	+ 1.7%
Closed Sales	77	**100**	+ 29.9%	489	**500**	+ 2.2%
Median Sales Price*	$575,000	**$583,750**	+ 1.5%	$575,000	**$556,250**	- 3.3%
Average Sales Price*	$635,146	**$714,676**	+ 12.5%	$702,402	**$656,082**	- 6.6%
Percent of Original List Price Received*	97.4%	**96.9%**	- 0.5%	97.1%	**96.3%**	- 0.8%
Days on Market Until Sale	19	**30**	+ 57.9%	30	**38**	+ 26.7%
Inventory of Homes for Sale	191	**202**	+ 5.8%	--	**--**	--

* 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.

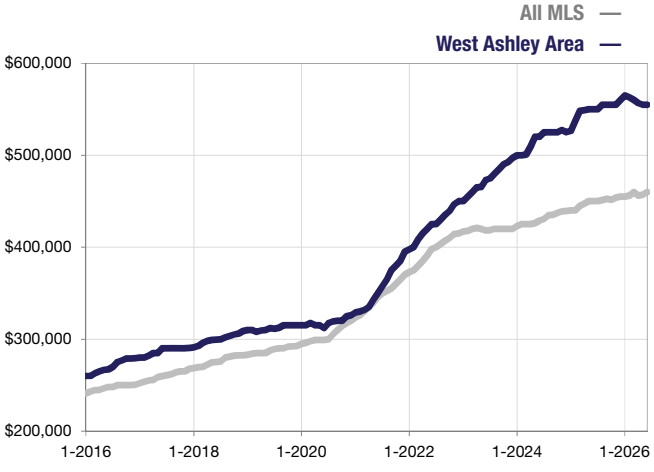
Townhouse-Condo Attached

	June			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	41	**51**	+ 24.4%	267	**293**	+ 9.7%
Closed Sales	28	**54**	+ 92.9%	189	**196**	+ 3.7%
Median Sales Price*	$376,250	**$379,500**	+ 0.9%	$365,000	**$351,250**	- 3.8%
Average Sales Price*	$360,316	**$367,244**	+ 1.9%	$356,344	**$353,404**	- 0.8%
Percent of Original List Price Received*	98.2%	**97.2%**	- 1.0%	98.6%	**96.7%**	- 1.9%
Days on Market Until Sale	19	**38**	+ 100.0%	29	**53**	+ 82.8%
Inventory of Homes for Sale	76	**101**	+ 32.9%	--	**--**	--

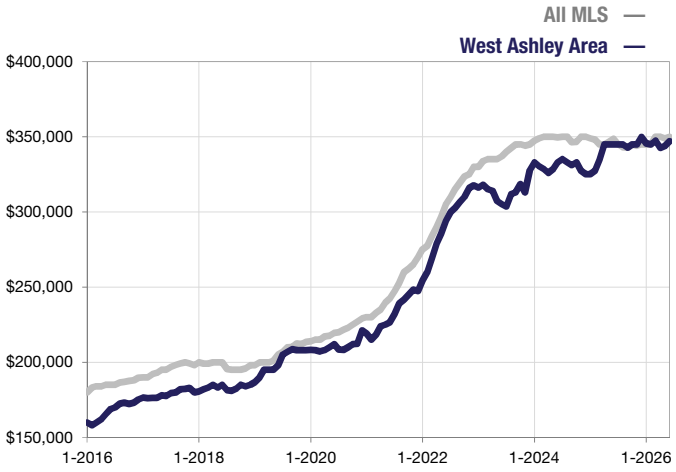
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of July 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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