Local Market Update – August 2026

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

West Ashley Area

Areas 11 & 12

Single-Family Detached

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	101	**115**	+ 13.9%	942	**984**	+ 4.5%
Closed Sales	72	**78**	+ 8.3%	659	**683**	+ 3.6%
Median Sales Price*	$547,700	**$585,000**	+ 6.8%	$565,000	**$562,500**	- 0.4%
Average Sales Price*	$607,787	**$697,956**	+ 14.8%	$682,113	**$665,352**	- 2.5%
Percent of Original List Price Received*	95.4%	**95.4%**	0.0%	96.6%	**96.2%**	- 0.4%
Days on Market Until Sale	27	**38**	+ 40.7%	30	**37**	+ 23.3%
Inventory of Homes for Sale	197	**235**	+ 19.3%	--	**--**	--

* 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.

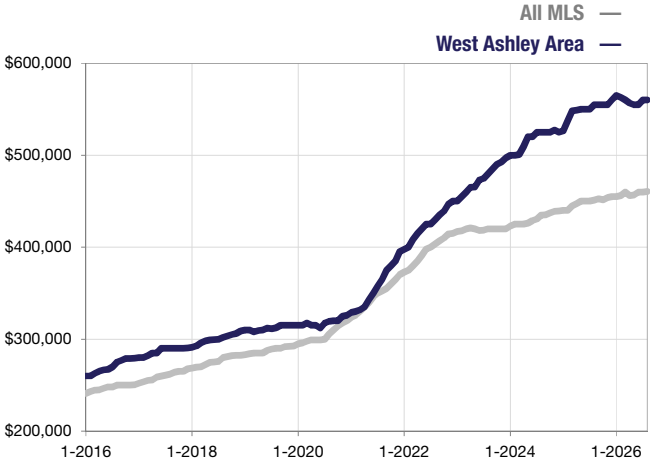
Townhouse-Condo Attached

	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	42	**42**	0.0%	345	**378**	+ 9.6%
Closed Sales	18	**24**	+ 33.3%	231	**266**	+ 15.2%
Median Sales Price*	$334,000	**$284,875**	- 14.7%	$350,000	**$350,000**	0.0%
Average Sales Price*	$340,211	**$327,519**	- 3.7%	$352,410	**$358,551**	+ 1.7%
Percent of Original List Price Received*	95.5%	**95.8%**	+ 0.3%	98.0%	**96.6%**	- 1.4%
Days on Market Until Sale	60	**54**	- 10.0%	34	**52**	+ 52.9%
Inventory of Homes for Sale	91	**105**	+ 15.4%	--	**--**	--

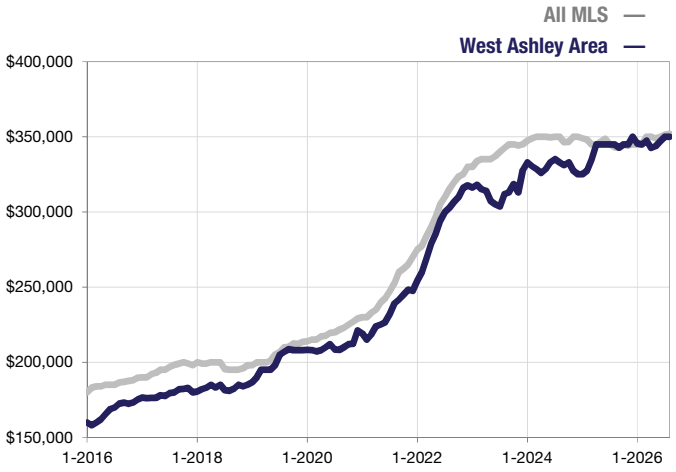
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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