Local Market Update – October 2026

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

West Ashley Area

Areas 11 & 12

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	112	**93**	- 17.0%	1,169	**1,194**	+ 2.1%
Closed Sales	60	**79**	+ 31.7%	788	**824**	+ 4.6%
Median Sales Price*	$530,000	**$545,000**	+ 2.8%	$560,000	**$558,000**	- 0.4%
Average Sales Price*	$694,653	**$663,375**	- 4.5%	$681,537	**$664,778**	- 2.5%
Percent of Original List Price Received*	94.1%	**96.3%**	+ 2.3%	96.2%	**96.1%**	- 0.1%
Days on Market Until Sale	53	**27**	- 49.1%	34	**36**	+ 5.9%
Inventory of Homes for Sale	209	**233**	+ 11.5%	--	**--**	--

* 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.

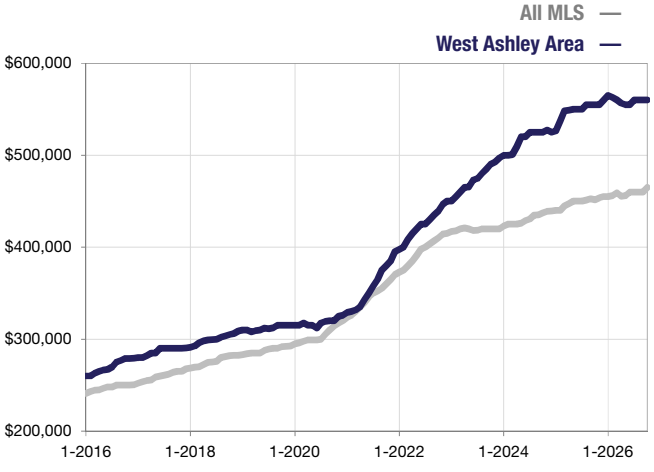
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	35	**31**	- 11.4%	411	**437**	+ 6.3%
Closed Sales	24	**26**	+ 8.3%	278	**322**	+ 15.8%
Median Sales Price*	$367,000	**$295,000**	- 19.6%	$351,500	**$350,000**	- 0.4%
Average Sales Price*	$369,983	**$333,974**	- 9.7%	$352,864	**$358,235**	+ 1.5%
Percent of Original List Price Received*	94.9%	**96.1%**	+ 1.3%	97.6%	**96.7%**	- 0.9%
Days on Market Until Sale	61	**50**	- 18.0%	36	**52**	+ 44.4%
Inventory of Homes for Sale	96	**105**	+ 9.4%	--	**--**	--

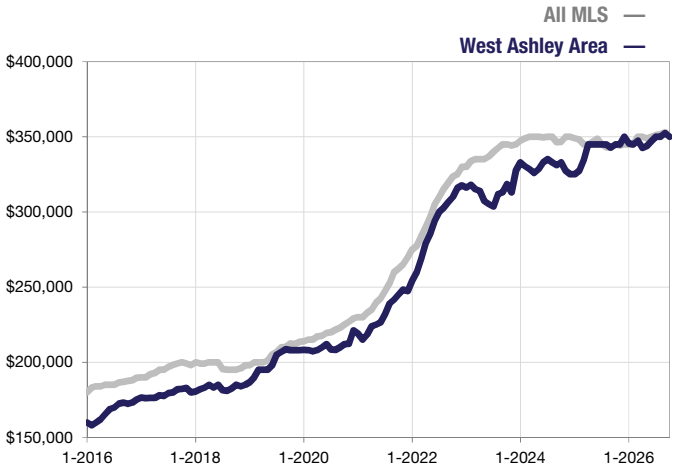
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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