

Local Market Update – July 2026

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	115	131	+ 13.9%	841	868	+ 3.2%
Closed Sales	98	101	+ 3.1%	587	602	+ 2.6%
Median Sales Price*	\$548,500	\$584,000	+ 6.5%	\$569,000	\$560,000	- 1.6%
Average Sales Price*	\$635,482	\$674,918	+ 6.2%	\$691,229	\$661,350	- 4.3%
Percent of Original List Price Received*	95.1%	96.4%	+ 1.4%	96.8%	96.3%	- 0.5%
Days on Market Until Sale	34	31	- 8.8%	31	37	+ 19.4%
Inventory of Homes for Sale	198	216	+ 9.1%	--	--	--

* 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.

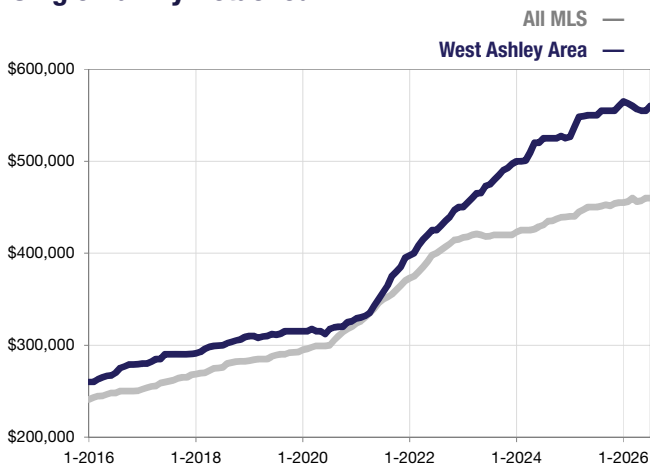
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	36	43	+ 19.4%	303	336	+ 10.9%
Closed Sales	24	46	+ 91.7%	213	242	+ 13.6%
Median Sales Price*	\$330,750	\$347,500	+ 5.1%	\$358,000	\$350,000	- 2.2%
Average Sales Price*	\$330,579	\$396,673	+ 20.0%	\$353,441	\$361,629	+ 2.3%
Percent of Original List Price Received*	95.5%	96.5%	+ 1.0%	98.2%	96.7%	- 1.5%
Days on Market Until Sale	58	49	- 15.5%	32	52	+ 62.5%
Inventory of Homes for Sale	87	105	+ 20.7%	--	--	--

* 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

