

Local Market Update – September 2026

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	115	119	+ 3.5%	1,057	1,102	+ 4.3%
Closed Sales	69	60	- 13.0%	728	745	+ 2.3%
Median Sales Price*	\$555,000	\$539,000	- 2.9%	\$564,000	\$560,000	- 0.7%
Average Sales Price*	\$664,633	\$663,675	- 0.1%	\$680,456	\$664,927	- 2.3%
Percent of Original List Price Received*	94.3%	94.6%	+ 0.3%	96.4%	96.1%	- 0.3%
Days on Market Until Sale	53	44	- 17.0%	32	37	+ 15.6%
Inventory of Homes for Sale	215	233	+ 8.4%	--	--	--

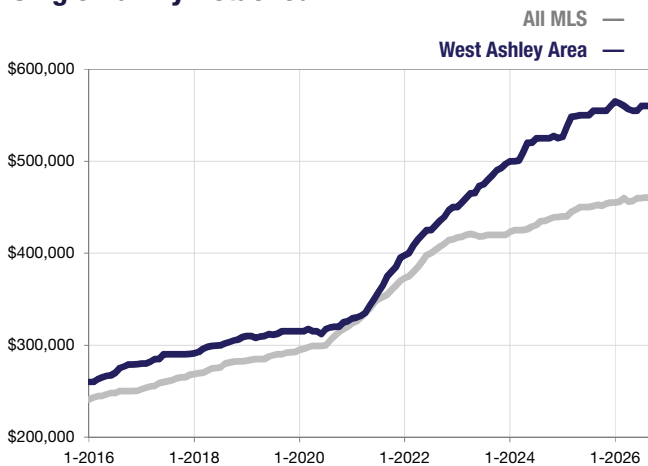
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	31	27	- 12.9%	376	405	+ 7.7%
Closed Sales	23	30	+ 30.4%	254	296	+ 16.5%
Median Sales Price*	\$314,900	\$387,500	+ 23.1%	\$347,950	\$351,250	+ 0.9%
Average Sales Price*	\$339,568	\$376,458	+ 10.9%	\$351,247	\$360,366	+ 2.6%
Percent of Original List Price Received*	96.7%	98.3%	+ 1.7%	97.9%	96.8%	- 1.1%
Days on Market Until Sale	28	47	+ 67.9%	34	52	+ 52.9%
Inventory of Homes for Sale	91	100	+ 9.9%	--	--	--

* 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

