

Local Market Update – March 2025

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



West Ashley Area

Areas 11 & 12

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	111	142	+ 27.9%	273	329	+ 20.5%
Closed Sales	81	82	+ 1.2%	193	213	+ 10.4%
Median Sales Price*	\$503,650	\$578,500	+ 14.9%	\$492,000	\$570,000	+ 15.9%
Average Sales Price*	\$601,881	\$715,920	+ 18.9%	\$551,089	\$745,809	+ 35.3%
Percent of Original List Price Received*	97.6%	97.8%	+ 0.2%	96.8%	97.1%	+ 0.3%
Days on Market Until Sale	22	35	+ 59.1%	28	37	+ 32.1%
Inventory of Homes for Sale	89	151	+ 69.7%	--	--	--

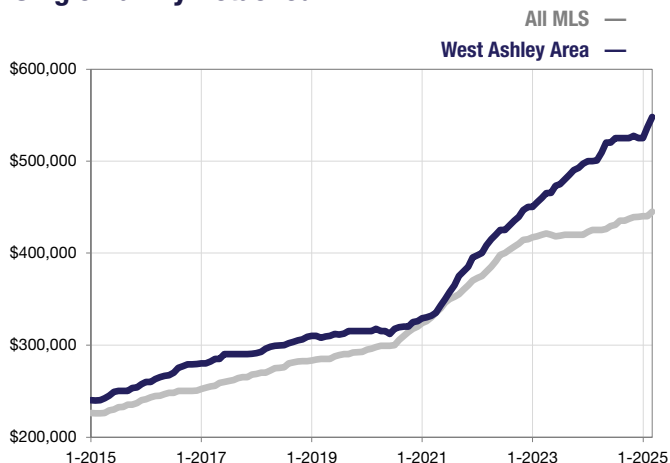
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	34	46	+ 35.3%	127	139	+ 9.4%
Closed Sales	31	39	+ 25.8%	72	85	+ 18.1%
Median Sales Price*	\$303,000	\$346,000	+ 14.2%	\$341,250	\$358,000	+ 4.9%
Average Sales Price*	\$341,169	\$357,180	+ 4.7%	\$345,154	\$356,560	+ 3.3%
Percent of Original List Price Received*	97.9%	98.1%	+ 0.2%	97.2%	98.9%	+ 1.7%
Days on Market Until Sale	34	27	- 20.6%	38	29	- 23.7%
Inventory of Homes for Sale	57	75	+ 31.6%	--	--	--

* 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

