

Local Market Update – February 2024

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



West Ashley Area

Areas 11 & 12

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	92	78	- 15.2%	190	159	- 16.3%
Closed Sales	70	63	- 10.0%	124	109	- 12.1%
Median Sales Price*	\$452,500	\$485,000	+ 7.2%	\$431,000	\$485,000	+ 12.5%
Average Sales Price*	\$500,144	\$525,009	+ 5.0%	\$493,169	\$516,356	+ 4.7%
Percent of Original List Price Received*	96.8%	96.9%	+ 0.1%	95.3%	96.2%	+ 0.9%
Days on Market Until Sale	32	35	+ 9.4%	38	33	- 13.2%
Inventory of Homes for Sale	105	84	- 20.0%	--	--	--

* 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.

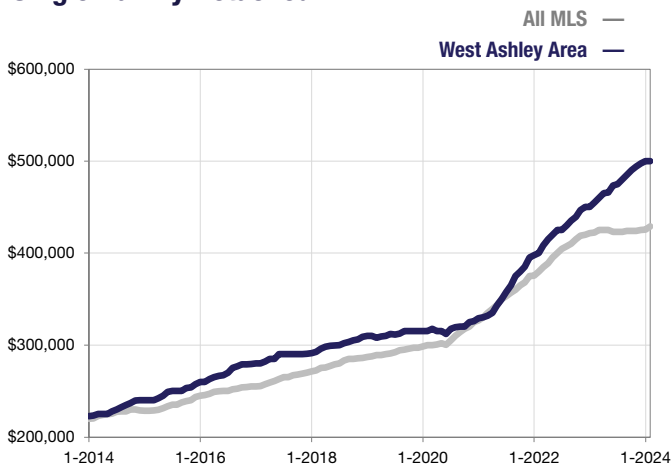
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	20	55	+ 175.0%	47	93	+ 97.9%
Closed Sales	17	22	+ 29.4%	33	41	+ 24.2%
Median Sales Price*	\$355,000	\$318,500	- 10.3%	\$328,500	\$345,000	+ 5.0%
Average Sales Price*	\$339,126	\$319,541	- 5.8%	\$345,762	\$348,166	+ 0.7%
Percent of Original List Price Received*	97.7%	95.7%	- 2.0%	96.3%	96.6%	+ 0.3%
Days on Market Until Sale	33	33	0.0%	26	30	+ 15.4%
Inventory of Homes for Sale	18	52	+ 188.9%	--	--	--

* 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

