

# Local Market Update – March 2026

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



## West Ashley Area

Areas 11 & 12

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
<b>Key Metrics</b>						
New Listings	142	<b>128</b>	- 9.9%	329	<b>327</b>	- 0.6%
Closed Sales	84	<b>79</b>	- 6.0%	215	<b>190</b>	- 11.6%
Median Sales Price*	\$578,500	<b>\$540,000</b>	- 6.7%	\$570,000	<b>\$560,000</b>	- 1.8%
Average Sales Price*	\$717,910	<b>\$620,549</b>	- 13.6%	\$746,308	<b>\$665,141</b>	- 10.9%
Percent of Original List Price Received*	97.8%	<b>95.1%</b>	- 2.8%	97.1%	<b>95.4%</b>	- 1.8%
Days on Market Until Sale	34	<b>42</b>	+ 23.5%	36	<b>41</b>	+ 13.9%
Inventory of Homes for Sale	156	<b>189</b>	+ 21.2%	--	--	--

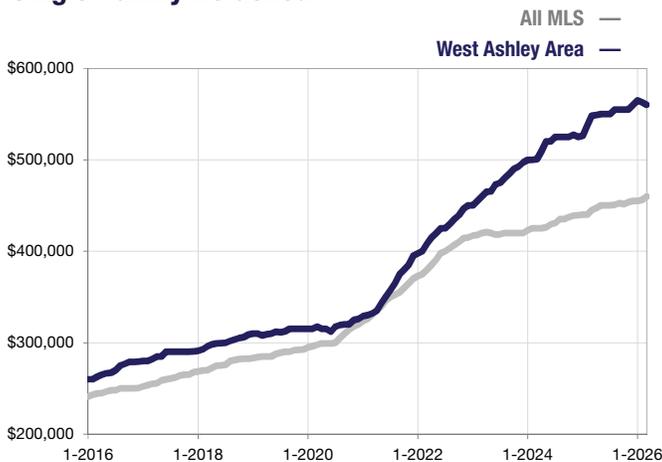
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
<b>Key Metrics</b>						
New Listings	46	<b>55</b>	+ 19.6%	139	<b>138</b>	- 0.7%
Closed Sales	39	<b>25</b>	- 35.9%	85	<b>61</b>	- 28.2%
Median Sales Price*	\$346,000	<b>\$342,500</b>	- 1.0%	\$358,000	<b>\$330,500</b>	- 7.7%
Average Sales Price*	\$357,180	<b>\$355,681</b>	- 0.4%	\$356,560	<b>\$334,776</b>	- 6.1%
Percent of Original List Price Received*	98.1%	<b>97.7%</b>	- 0.4%	98.9%	<b>95.9%</b>	- 3.0%
Days on Market Until Sale	27	<b>47</b>	+ 74.1%	29	<b>65</b>	+ 124.1%
Inventory of Homes for Sale	83	<b>105</b>	+ 26.5%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

