

West Ashley

Macro neighborhood · SC · South Carolina > Charleston County > Charleston

BALANCED MARKET

\$497K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

1,328

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

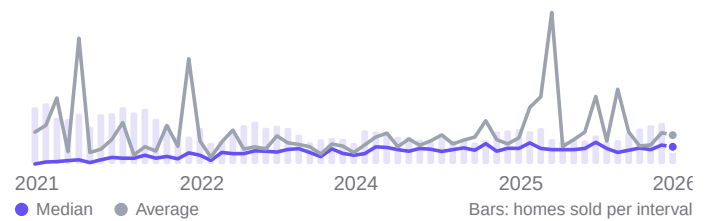
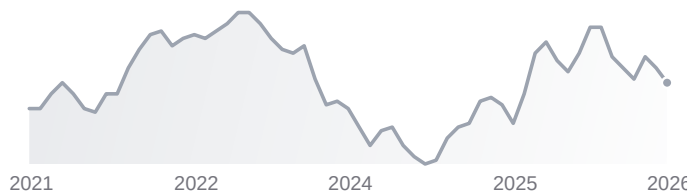
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$500K · Average \$603K

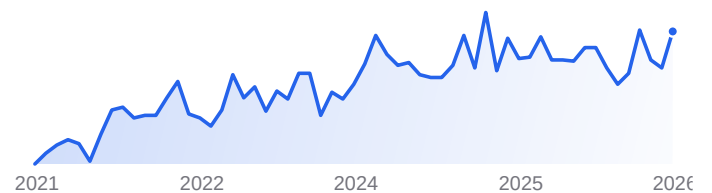
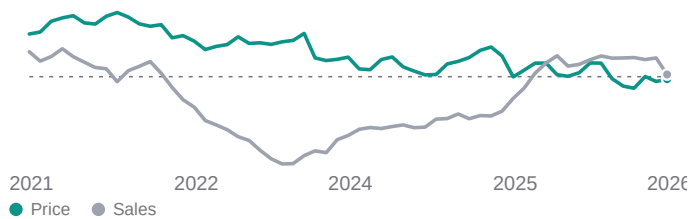


Growth (year over year)

Price -1.0% · Sales +0.8%

Price per square foot

\$297/ft²

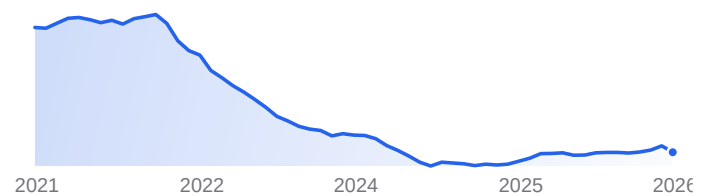
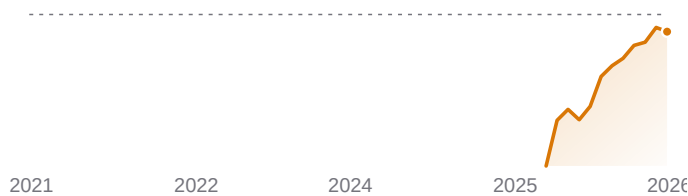


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

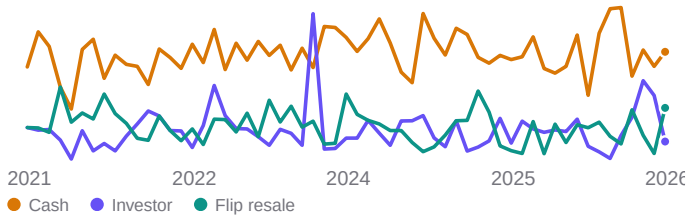
4.7%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 5.4% · Flip resale 12%



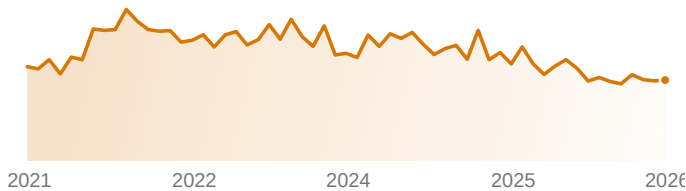
Sellers who sold at a gain

96%

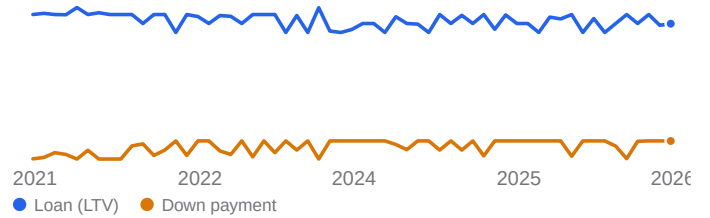


Median annualized return at resale

+6.4%

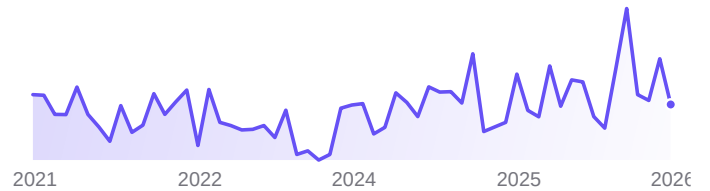


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



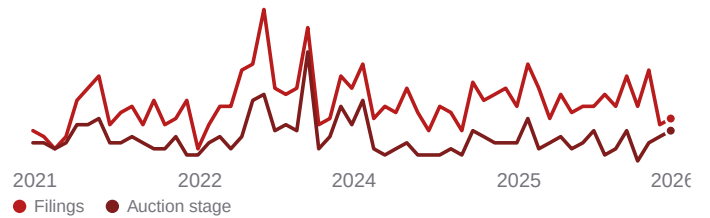
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 5



HOUSING STOCK

Homes	28,034
Median value (AVM)	\$516K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1983
Single family	80%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	13%
Median loan-to-value	41%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	86,586
Density	1,323 / mi²
Median household income	\$89K
Average household income	\$111K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	351
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	8.4%
Unemployment	1.1%
Average temp	66°F
Annual precip	50 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.