

# Local Market Update – April 2020

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



## Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	380	<b>313</b>	- 17.6%	1,352	<b>1,302</b>	- 3.7%
Closed Sales	279	<b>270</b>	- 3.2%	937	<b>975</b>	+ 4.1%
Median Sales Price*	\$246,000	<b>\$274,950</b>	+ 11.8%	\$250,000	<b>\$272,000</b>	+ 8.8%
Average Sales Price*	\$254,380	<b>\$292,316</b>	+ 14.9%	\$254,974	<b>\$283,455</b>	+ 11.2%
Percent of Original List Price Received*	98.1%	<b>98.7%</b>	+ 0.6%	97.9%	<b>98.5%</b>	+ 0.6%
Days on Market Until Sale	37	<b>39</b>	+ 5.4%	42	<b>46</b>	+ 9.5%
Inventory of Homes for Sale	693	<b>511</b>	- 26.3%	--	--	--

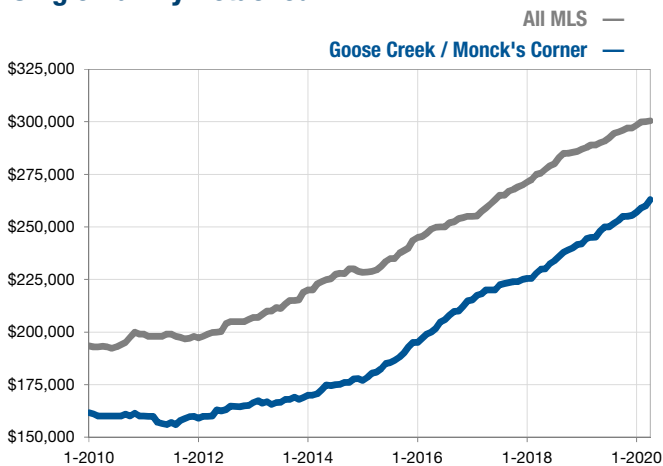
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	40	<b>48</b>	+ 20.0%	145	<b>170</b>	+ 17.2%
Closed Sales	31	<b>25</b>	- 19.4%	103	<b>105</b>	+ 1.9%
Median Sales Price*	\$162,525	<b>\$181,500</b>	+ 11.7%	\$159,025	<b>\$177,490</b>	+ 11.6%
Average Sales Price*	\$159,162	<b>\$193,619</b>	+ 21.6%	\$155,502	<b>\$175,400</b>	+ 12.8%
Percent of Original List Price Received*	98.5%	<b>101.3%</b>	+ 2.8%	97.7%	<b>98.5%</b>	+ 0.8%
Days on Market Until Sale	24	<b>53</b>	+ 120.8%	41	<b>45</b>	+ 9.8%
Inventory of Homes for Sale	52	<b>58</b>	+ 11.5%	--	--	--

\* 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

