

Local Market Update – August 2020

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



Goose Creek / Monck's Corner

Areas 72, 73 & 74

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	400	334	- 16.5%	2,741	2,690	- 1.9%
Closed Sales	298	286	- 4.0%	2,131	2,200	+ 3.2%
Median Sales Price*	\$262,250	\$281,700	+ 7.4%	\$255,000	\$275,000	+ 7.8%
Average Sales Price*	\$268,003	\$293,594	+ 9.5%	\$261,439	\$286,873	+ 9.7%
Percent of Original List Price Received*	98.3%	98.6%	+ 0.3%	98.3%	98.6%	+ 0.3%
Days on Market Until Sale	36	36	0.0%	39	43	+ 10.3%
Inventory of Homes for Sale	699	359	- 48.6%	--	--	--

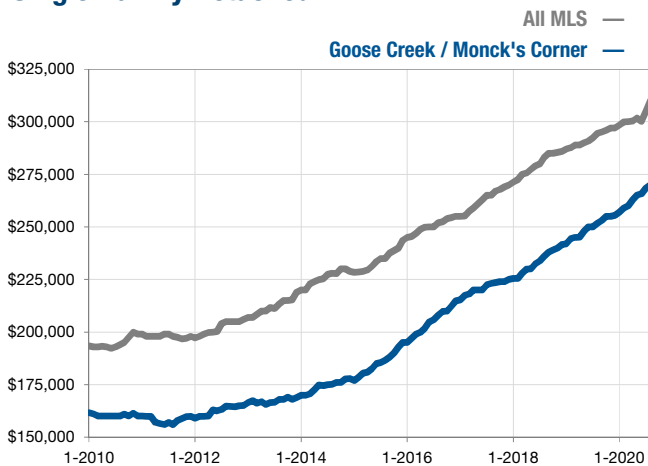
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	42	44	+ 4.8%	335	369	+ 10.1%
Closed Sales	32	34	+ 6.3%	253	293	+ 15.8%
Median Sales Price*	\$150,000	\$180,763	+ 20.5%	\$162,000	\$181,000	+ 11.7%
Average Sales Price*	\$155,274	\$187,571	+ 20.8%	\$159,316	\$182,304	+ 14.4%
Percent of Original List Price Received*	100.6%	98.6%	- 2.0%	98.5%	98.8%	+ 0.3%
Days on Market Until Sale	18	53	+ 194.4%	35	43	+ 22.9%
Inventory of Homes for Sale	86	30	- 65.1%	--	--	--

* 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

